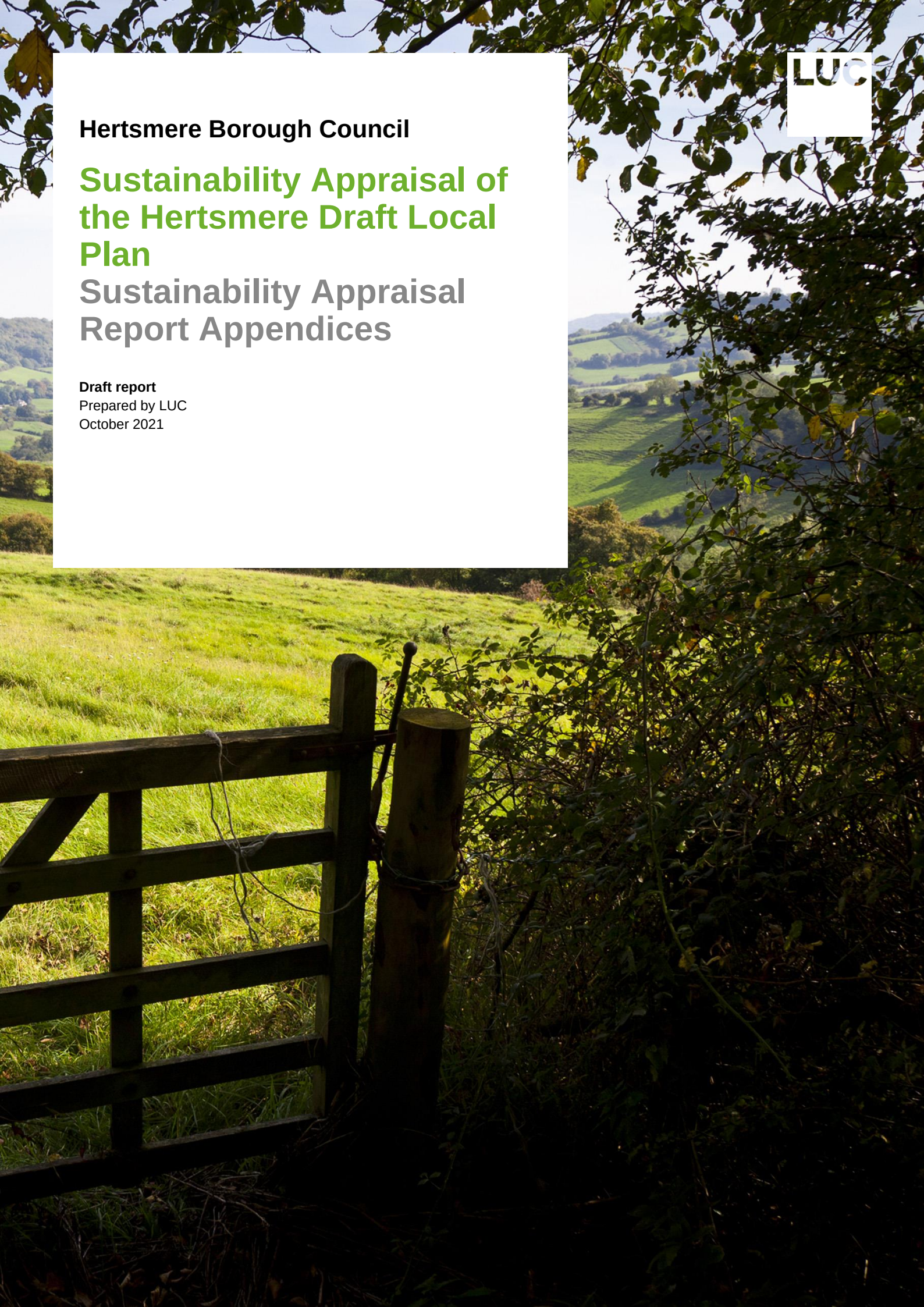

Hertsmere Borough Council

Sustainability Appraisal of the Hertsmere Draft Local Plan

Sustainability Appraisal Report Appendices

Draft report
Prepared by LUC
October 2021

Hertsmere Borough Council

Sustainability Appraisal of the Hertsmere Draft Local Plan

Sustainability Appraisal Report Appendices

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Appendix A

Consultation Responses

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Table A.1: Consultation comments received in relation to the September 2017 SA Scoping Report for the Local Plan and how they have been addressed

Consultee and Consultation Comments	Action/Response
Historic England	
Historic England has published guidance on Sustainability Appraisals, which contains details on baseline information, sustainability issues and objectives, indicators and monitoring. This document can be found here: *Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment: https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/*	Noted.
Suggested additions to Policy Context in Section 2 and Appendix A: ■ UNESCO World Heritage Convention ■ The European Convention on the Protection of Archaeological Heritage (Valetta Convention) ■ European Landscape Convention (Florence Convention) ■ Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) ■ Planning (Listed Buildings & Conservation Areas) Act 1990 Ancient Monuments & Archaeological Areas Act 1979	The UNESCO World Heritage Convention has not been included as the nearest World Heritage sites are over 18km away, in central London. The Valetta Convention, Florence Convention and Granada Convention were already referenced in the Plan, Policy and Programme review. The relevant Acts have now been included in the Review of Plans, Policies and Programmes.
Suggested using local level documents, including Hertsmere's existing Conservation Area Appraisals. Local SPDs and SPGs such as the Borough's Planning and Design SPD and Streetscape Manual should also be used.	The Plan, Policy and Programme review focuses only on the national and international levels. Other relevant documents, such as those listed, will be referred to throughout the SA process as appropriate.
Welcomed reference to GI and noted that heritage assets can form part of GI networks.	Noted.
Suggested additions to baseline information and sources of information for the historic environment: ■ Identify which Grade II buildings and buildings of local importance are 'at risk'. ■ Local Historic Environment Record. ■ Building Futures online resource. ■ Hertfordshire Archaeology and History Journal. Information and figures relating to visitor numbers and key historic attractions in the Borough.	These suggestions have been taken into account in updating the baseline information, where we have been able to access this information. The baseline information will be updated at each stage of the SA, as and when additional or updated information becomes available.

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Consultee and Consultation Comments	Action/Response
Recommended that the term 'historic environment' is used throughout (rather than 'heritage').	The term 'historic environment' has been used throughout this report.
Agreed that without a planned local approach to development, heritage assets and their settings would be at risk from poorly planned development.	Noted.
Suggested the Scoping Report recognises adverse impacts that other aspects such as transport could have upon the historic environment.	This has been acknowledged in the baseline information.
The objectives and questions in the SA framework are generally appropriate.	Noted.
Requested the following amendments to SA Objective 7 of the SA Framework: ■ Refer to 'historic environment'. ■ State *"to protect or enhance"* rather than *"protect and enhance"* in order to be consistent with the statutory obligations embodied in the Planning (Listed Buildings & Conservation Areas) Act 1990. ■ Include reference to the settings of historic buildings, designated and non-designated heritage assets and archaeological sites. It would also be helpful to clarify what is meant by archaeological sites as it is not clear how they differ from designated sites in the form of scheduled monuments and non-designated heritage assets. ■ Another particularly useful objective would be to: *"improve access to the cultural heritage of the district (including architectural, archaeological and artistic heritage) for enjoyment and educational purposes"*. ■ With regards to the first question of SA Objective 7 we request that the wording is amended to read, *"Conserve or enhance listed buildings…. and their settings"* rather than, *"avoid adverse effects on…"*. ■ It would be helpful if a question was added which sought to explore the ability of the emerging Plan to deal with the effects of unknown heritage assets on the development proposals. ■ With regards to the question on archaeology, it would be helpful to expand the question to include consideration of the effects of alterations to hydrological conditions as this could impact upon water dependent heritage assets including organic remains. ■ It is also advised that a question which will address how climate change mitigation and energy efficiency measures are integrated into the historic environment sensitively particularly as there is a separate objective on energy efficiency.	Noted. The SA framework has been updated accordingly. Access to cultural heritage has been incorporated as one of the questions for SA Objective 7.

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Consultee and Consultation Comments	Action/Response
We welcome questions which will explore the ability of any emerging Plan to improve participation in and access to the historic environment as well as fostering heritage-led regeneration.	
The SA matrices and form of assessment are reasonable.	Noted.
We welcome the statement in paragraph 5.1 which outlines consultation with statutory consultees, we would request that 'Historic England' is used instead of 'English Heritage' as that is no longer the correct name for the organisation.	Noted. This document and future SA Reports will refer to Historic England.
The emerging Local Plan offers the opportunity to review the historic environment elements of the existing adopted development plan, from the evidence base to specific policies and proposals. Historic England look forward to being involved in future Local Plan consultations. We have produced guidance relating to Local Plans which you may find helpful: *Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans: https://historicengland.org.uk/images-books/publications/gpa1- historic-environment-local-plans/*	Noted.
Paragraph 3.44 states that there are no heritage assets at risk within the Borough. We therefore question the site allocation assumptions regarding SA Objective 7, which identifies allocation as having a significant positive effect in bringing heritage at risk back into use.	Noted. This has been removed.
The acceptability of site allocation with regards to heritage assets appears to be based purely on distance. We advise that this is an inappropriate method for assessing the suitability of a site allocation on the significance of a designated heritage asset and its setting. The distances that have been applied however are relatively substantial.	Assessments against SA Objective 7 (Historic Environment) have been undertaken by specialists, using appropriate professional judgement – based on the significance of the assets in question, and the likely contribution of setting to that significance – rather than a proximity-based approach. The assumptions have been amended to reflect this. Due to the high-level nature of spatial options considered at the Issues and Options stage, this does not change any of the assessments in previous the SA Report.
Refer to site allocation guidance: *https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/*	Noted.
The SA Scoping Report contains no information on monitoring and indicators. It is considered that the report should cover these two topics to ensure that appropriate means of monitoring and assessment processes are used to inform the final Sustainability Appraisal.	Monitoring only needs to be carried out where likely significant effects have been identified. No assessment work was undertaken at the Scoping stage, therefore the likely effects of the plan are unknown, and

Consultee and Consultation Comments	Action/Response
	therefore monitoring needs are unknown. Indicators and monitoring will be addressed at a later stage of the SA process.
Environment Agency	
No response has been received from the Environment Agency.	N/A.
Natural England	
Natural England does not consider that this Local Plan Sustainability Appraisal Scoping Report poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted.
Aldenham Parish Council	
Page 12, 3.22. What are the accessibility issues in Aldenham?	This is in relation to accessibility of open space. There are no parks and gardens in Aldenham and 1 in 3 people are not within the defined accessible catchment for an allotment. Accessibility deficiencies are detailed in Table 12.4 of the Hertsmere Open Space Study (2011), as referenced in the Scoping Report.
Page 16, 3.50. Could you clarify the details of *"Aldenham West is within the 20% most deprived wards in the country"*? How is this defined?	As stated in the SA Scoping Report, these statistics are taken from the English Indices of Deprivation 2015.
Page 18, 3.68. The Radlett Neighbourhood plan supports the assertion that there is *"a high overall need for affordable housing with one to three bedrooms"*.	Noted.
3.70. We agree that congestion is a major concern, particularly in the centre of Radlett at rush hours and school bus collection times.	Noted.
Page 20, Housing Provision Mix. We agree wholeheartedly that there is a need for a mix of housing types, including one to three bedroomed homes.	Noted.
Page 21, Service Accessibility. We support this policy, as mentioned in the Neighbourhood Plan. SADM32 identifies specific proposals for provision of community facilities.	Noted. This table identified key sustainability issues and their likely evolution without the plan. It only discusses existing Local Plan policies; it does not present new policies.

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Consultee and Consultation Comments	Action/Response
Page 23, Biodiversity. SADM12 requires healthy, high quality trees and hedgerows to be retained. The Neighbourhood Plan strongly supports this, and would encourage HBC to put greater penalties on developers who flout these rules, and insistence that trees and hedgerows knocked down should be replaced with mature specimens.	Noted.
Page 36. Housing Provision. We support strongly the need to provide housing for a range of ages and household types. This is emphasised in our Neighbourhood Plan. We hope this will be taken into account when considering planning applications in Radlett for very large homes, where potentially smaller ones could be built.	Noted.
Page 37, Community Cohesion. (reducing and preventing crime and the fear of crime). There is mention of street lighting. We would like to propose that, as the conversion to LED light sources in the street lighting progresses, that the timing criteria are changed to allow the lights to be on longer during the hours of darkness. This policy was a cost saving policy, and as LEDs save roughly 80% of energy consumption as opposed to standard lighting, a few extra hours of operation would still save money and give the residents a much greater sense of security.	Noted.
The Parish Council also made a number of comments that do not relate to the SA Scoping Report. These included reference to specific developments. Some of these comments also related to other activities of the Council, such as funding for various services and facilities. Other such comments included a desire for developers' viability assessments to be more transparent and comments on particular aspects the Parish Council would like to be considered in relation to planning applications.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key issues for the Borough and set out the SA Framework to use in future assessments. As such, these issues are not relevant to the SA Scoping Report.
Affinity Water	
Page 28: Water Supply – Likely evolution without implementation of the Local Plan. Whilst we support this section, we would suggest adding an additional sentence highlighting that without the updated Local Plan, the ability for Affinity Water to plan for necessary strategic infrastructure and increases in water demand in the Hertsmere Borough beyond 2027 would also be reduced, due to a lack of information and certainty regarding the locations and quantities of planned future development.	This section has been amended, see **Table 3.1**.
Page 40: SA Objective 11 (Water Quality and Quantity). We believe that paragraph 2 should be reworded to include adequate potable water supply.	An appraisal question regarding potable water supply has been added to **Table 2.2**.
The 2014 Water Resources Management Plan (WRMP14) is cited as a reference within the report. We would just like to highlight that we are currently in the process of undertaking work on our next Water Resources Management Plan (WRMP19), which will assess our water supply and demand balance over the next 25 years, replacing our	Noted.

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Consultee and Consultation Comments	Action/Response
previous WRMP. The draft plan will be submitted to DEFRA in December and we are planning to undertake public consultation on the plan early next year, prior to submitting the final version later next year.	
Watford Borough Council	
The section titled 'Economy and labour market' could reference the retail work being undertaken which has not specifically been reviewed in the Scoping Report aside from the number of jobs associated with the sector.	We assume this refers to the Joint Retail Study. Reference to this has been included in the Updated Baseline Information.
With regards to **Table 4.2**: SA Objective 2 (Services): It could be useful to specify what services are considered to be 'essential' to provide more context for this objective.	A footnote has been added for clarity. As demonstrated in the assumptions presented in Appendix B of the SA Scoping Report, this will largely be measured in terms of proximity to town and local centres.
With regards to **Table 4.2**: SA Objective 2 (Services) and SA Objective 5 (Health): There is overlap between the questions posed in these two objectives. Without more distinction between them this could limit the value the assessment has overall. It could be useful to provide more clarity between the appraisal questions that contribute to each objective. For example, further clarity could be provided between which objective relates to facilities such as medical centres where there is direct health intervention available and indirect intervention such as access to recreational facilities that could improve health.	There is a degree of overlap between these objectives, but this is not considered to limit the value of the assessment. As noted above, SA Objective 2 will be largely measured in terms of proximity to town and local centres and is about accessibility of services and facilities in general, whilst SA Objective 5 considers health in terms of accessibility to health facilities, as well as recreation facilities. Clarification has been added to the footnote.
With regards to **Table 4.2**: SA Objective 8 (Landscape): The first question could be more definitive if instead of asking if the Plan will 'consider the existing…' the question was more targeted by asking if the Plan 'will retain or enhance the existing…'.	The SA framework has been updated accordingly.
With regards to **Table 4.2**: SA Objective 9 is called emissions, however, the focus of the appraisal questions is on promoting alternative forms of transport to the car sustainable transport modes. These questions overlap the same topic and are covered by SA Objective 13, which is related to air quality. The assumptions for SA Objective 13 set out in Appendix B do not reflect the appraisal questions set out in Table 4.2. A clearer distinction between the objectives and the respective appraisal questions in the two objectives could provide more value to the overall assessment.	SA Objective 9 relates to greenhouse gas emissions. As a large proportion of greenhouse gas emissions in Hertsmere arise from transport, this has been used, in part, as a proxy for greenhouse gas emissions. SA Objective 13 relates to air quality. Again, a large proportion of air pollutants in Hertsmere arise from transport, therefore this has been used as a proxy. Greenhouse gas emissions and air quality relate to different SEA topics, as outlined in the SEA Regulations, and therefore have been kept separate in this SA, despite the fact that transport is an important factor for both topics. Please note that there are additional factors that may influence both objectives. The SA framework has been updated to add clarity.

Consultee and Consultation Comments	Action/Response
With regards to **Table 4.2**: SA 10 (Biodiversity and Geodiversity): It could be useful to reference European protected sites as part of the appraisal questions as these sites are specifically referenced in national policy for the highest protection. This would help demonstrate such designations have been accounted for, whether they are in the Borough or outside of it. In Appendix B, it could be useful to clarify if the distances (e.g. access to facilities) refer to a straight line distance or if this is a distance along public rights of way.	The SA framework has been updated accordingly. Clarification has been included in the 'Difficulties encountered and limitations' section in Chapter 2.

Table A.2: Consultation comments received in relation to the Issues and Options SA Report for the Local Plan and how they have been addressed in the SA[1]

Consultee and Consultation Comments	Action/Response
Lichfields on behalf on CEG	
CEG is proposing housing and a golf course at Potters Bar Golf Course and has submitted this through the call for sites. State that they broadly agree with the methodology adopted in the SA but have concerns over how the methodology is applied (see below).	Noted.
Suggests that the SA should not apply equal weight to all SA objectives, in particular, that SA Objective 3 (Housing) should be given greater weight. Gives the example that under consideration of Local Housing need, the significant negative effect against SA Objective 8 (Landscape) should be given a lesser weight than effects recorded against meeting the needs of the HMA. The consultee links this to the presumption in favour of sustainable development and the fact that the NPPF does not require development to be limited when substantial greenfield land is needed to meet development needs.	The weighting of SA objectives is not a requirement of the SEA Directive or legislation regarding the SA. The SA does not apply any weighting to the SA objectives, as this is considered a more transparent approach, as weighting may mask potential significant effects. The SEA Regulations and the PPG state that assessment should focus on significant effects, therefore the SA considers each objective in turn and whether positive or negative, significant or minor effects are likely. It should be noted that the SA is an assessment of the effects of the plan on sustainability, not a review against national policy. The Council may choose to weight certain issues in their decision-making process, but the process would be separate to the SA (although informed by it).

[1] Note that all references to particular parts of the report relate to the Issues and Options SA Report, not this SA Report, unless the reference is in bold.

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Consultee and Consultation Comments	Action/Response
Suggests that the less positive scoring of Option 2 (Growth through new garden suburbs) against SA15 (Economy), when compared to other Potential Development Approaches does not consider 'the objectives of the plan in the round', as the economic objective could still be met within the wider Local Plan strategy.	The SA of Issues and Options assesses each option in turn, in order to demonstrate the effects of that option in itself. The SA does not make assumptions about what other parts of the plan may require, when this is currently unknown. Once options have been selected by the Council, the SA will undertake a cumulative assessment of the plan as a whole.
Notes that the updated NPPF and proposed standardised methodology for assessing housing need will apply to the Local Plan. In particular, notes that the SA has not assessed the housing need that would be calculated under the proposed methodology.	The Council identified the alternative housing need scenarios, as described in the SA Report. The Potential Sites for Housing and Employment document suggests that the OAN using the Government's standard methodology is 444 homes per year. However, much uncertainty remains as advice on calculating the OAN is expected to be updated shortly. We will continue to liaise with the Council about what the reasonable alternatives are and will assess any new reasonable alternatives identified.
Aldenham Parish Council	
The Sustainability Objective 1, Education: 'Provide new and improved education facilities' – this is most necessary in Radlett and members agree with the statement in 'The Vision' that 'schools will be needed to support growth'.	Noted.
The Sustainability Objective 2, Services: 'Provide new and enhance existing leisure facilities' and 'Provide for the specific needs of disabled and older people', members' have agreed that these are high on their priority list.	Noted.
The Sustainability Objective 3, Housing Provision: To create developments that make significant contributions 'to local housing needs' and provide 'a mix of housing' and 'to provide genuinely affordable housing'. Members consider these to be important objectives and have included such objectives in the Radlett Neighbourhood Plan.	Noted.
The Sustainability Objective 7, Historic Environment:	Noted.

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Consultee and Consultation Comments	Action/Response
To 'Conserve and enhance' listed buildings and 'Conservation Areas'. Members agreed that better protection is needed for Radlett Conservation areas, especially Loom Lane. Also, to 'Provide appropriately scaled, designed and landscaped developments that relate well to and enhance the historic character of the Borough and contribute positively to its distinctive sense of place'. This is also an objective of the Radlett Neighbourhood Plan – i.e. the proposed development on the site of the petrol station would be too high.	
The Sustainability Objective 13, Air Quality: Members noted that there was no suggestion or mention of using plants and trees to absorb carbon dioxide.	The appraisal questions have been updated to recognise the role vegetation can play in absorbing CO2 and pollutants with regards to SA Objective 9 (Greenhouse Gas Emissions) and SA Objective 13 (Air Quality) respectfully. Given the high-level nature of the options assessed at Issues and Options stage, these additional questions would not result in any changes to the previous assessments.
In respect of the section 'Aldenham Parish Council, What are the accessibility issues in Aldenham?' (relates to accessibility of open space), members would like clarification about the statement 'There are no parks and gardens in Aldenham and 1 and 3 people are not within the defined accessible catchment for an allotment'. What does this mean?	This relates to Table A1.1 in Appendix 1. The information given in this response is taken from the Hertsmere Open Space Study (2011). This study states that there are no parks and gardens (defined as including urban parks, country parks and formal gardens) in Aldenham. The study defines a 1,200m catchment for allotments, which means that allotments are considered accessible to residents living within 1,200m of them. This means that in Aldenham, 1 in 3 people live further than 1,200m from an allotment.
Table A6.3 Growth of key villages **SA1: Education** – Members support the objective that large new housing developments will require one or more primary schools and additional secondary school places. **SA11: Water Quality and Quantity** – Members agreed that the objectives in this section are important but also suggested that a gas supply to villages should also be considered as an amenity that would be in place for the future.	This table is an assessment of the options against the SA objectives. These comments seem to be suggestions for the plan itself, rather than the SA.
Table A6.4 Meeting the needs of other villages	This table is an assessment of the options against the SA objectives. These comments seem to be suggestions for the plan itself, rather than the SA.

Consultee and Consultation Comments	Action/Response
SA1: Education – Members suggested that new developments of 100 houses or more will require an increase in primary and secondary places. With this objective in mind, the new development at Patchetts Green may qualify for further educational provision. **SA2: Services** – Members acknowledged that with the expansion of our smaller villages namely Letchmore Heath, Aldenham and Patchetts Green, there will be added pressure on services and facilities. Members are fully supportive of all measures to improve facilities and to improve bus/pedestrian/cycle connectivity ensuring ease of access to the neighbourhood centre and the wider networks. Members noted that there was no mention of utilities such as improving the gas supply.	
Members agreed that any approved Neighbourhood Plan needs to take in to consideration planning for growth and has to be part of the 'Issues and Options' outlined in the Hertsmere Local Plan.	Neighbourhood Plans sit alongside Local Plans as part of the development plan for an area. It is therefore not necessary to assess a Neighbourhood Plan as an option within the SA process for a Local Plan.
The Parish Council has also submitted a number of comments relating to the Issues and Options document itself.	These comments do not address the SA.
Forestry Commission	
Ancient Woodland is mentioned in **SA Objective 10: To protect and enhance biodiversity and geodiversity**. However *the Significant negative effect focuses on designated sites and SSSIs*. But not all Ancient Woodland is a SSSI and Ancient Woodland isn't designated, but all are irreplaceable habitats and therefore we suggest they should be mentioned implicitly. We cannot comment on the actual appraisal only in relation to our note above as the impact of options on Ancient Woodland will be much more apparent when planning applications come forward and will also depend on design and implementation.	The assumptions to be applied to SA Objective 10 have been updated as suggested. As the SA of Issues and Options did not assess any specific sites, this would not result in any changes to the previous assessments.
CPRE Hertfordshire	
Raised concerns that the terminology in the SA is not clear regarding the difference between Housing Need and Housing Requirement, particularly in Table 3.1 (Key Sustainability Issues).	Noted. References to housing need and requirement have been updated in this report and this will also be carried through to future iterations of the SA.
The SA should not have taken the Council's option of meeting housing need in full as a key assumption for the appraisal, and is flawed as result of doing so.	The SA recognises the objectively assessed need as an objective estimate of the number of homes required in Hertsmere over the plan period. There may be reasons why the Council cannot meet this need or choses to pursue a different figure, but the need will still be there. This is recognised in the SA. The Potential Sites for Housing and

Consultee and Consultation Comments	Action/Response
	Employment document suggests that the OAN using the Government's standard methodology is 444 homes per year. However, much uncertainty remains as advice on calculating the OAN is expected to be updated shortly. We will continue to liaise with the Council about what the reasonable alternatives are and will assess any new reasonable alternatives identified.
The subsequent reference in the table to 'piecemeal windfall developments' is also inappropriate. Windfalls are an essential contributor to housing supply promoted by national policy, and the reference to lack of infrastructure is of no relevance to the 'Housing Provision' topic in the SA.	The NPPF defines windfall sites as *'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'*. Therefore, with no local plan in place, it is likely that much development will come forward as windfall sites. This does not preclude the Council including a windfall allowance within the Local Plan. The reference to supporting infrastructure has been removed.
SA Findings for Issues and Options Part 2 The SA fails to consider any other 'reasonable alternatives', including alternatives with a lower housing requirement figure that takes into account the key policy constraints.	The Council is responsible for identifying reasonable alternatives, which are then subject to assessment through the SA. Should the Council identify additional reasonable alternatives, these will be subject to the same SA process.
The explanation attempted in paragraph 5.13 of the reason for the Council's choice of one of the two identified housing need options as a proposed 'housing provision figure', is unclear and is surely irrelevant to its actual sustainability, which is what the SA is intended to assess.	The SEA Directive and PPG require the SA to provide an outline of reasons for identifying the reasonable alternatives, selecting the preferred options and not taking forward reasonable alternatives to these. The SA is not the only basis for the Council's decision making, therefore this reasoning often includes factors outside the findings of the SA. The consultee has not explained why it feels this is unclear, but we will work with the Council to consider whether the text provided needs updating.
We also have major concerns about the actual conclusions summarised in paragraphs 7.4 and 7.5, particularly the claim that 'significant negative effects were only identified in relation to Option 5 (New garden village) against SA Objectives 7 and 8). This is not true, and seems to be based on inconsistent and incomplete analysis in Appendices 4, 5 and 6.	Paragraph 7.4 relates to the assessment of potential development approaches only, in relation to SA Objective 7 and SA Objective 8. Therefore, this statement is true and in line with the full assessment provided in Appendix 6, which is the relevant appendix for this paragraph.

Consultee and Consultation Comments	Action/Response
In Appendix 4 (Assumptions), under SA Objective 8 on Countryside and Landscape, a negligible effect is assumed if the allocation would not result in settlement coalescence, but this is only one of five equally important Green Belt purposes, two others of which are likely to be affected to at least a minor, if not significantly negative degree. Similarly, a 'significant negative effect' is only assumed if settlements merge as a result, totally ignoring the effect on the openness of the Green Belt, and the national purposes of safeguarding the countryside from encroachment and checking urban sprawl. We also point out that 'merger' is 'merger'; surely design and layout are unable to mitigate that effect if an allocation fills the gap between settlements.	The Green Belt is a policy designation and not an environmental or sustainability designation. As such, the purposes of the Green Belt are not inherently sustainability issues. Paragraphs 4.10 to 4.16 of the SA Scoping Report explain the relationship between the Green Belt and the SA, including Table 4.1, which demonstrates how each of the purposes of the Green Belt relates to the SA objectives. The reference to coalescence is because this is identified as a particular potential issue in Hertsmere. As the Green Belt is drawn tightly around the main urban areas of Hertsmere, it has been included in the assumptions for SA Objective 8 as a proxy for the rural area. To avoid confusion, references to the Green Belt have been removed and replaced with references to the settlement boundaries. As the SA of Issues and Options did not assess any specific sites, this would not result in any changes to the previous assessments. The PPG requires that all options are assessed in the same level of detail. As such, the assessment of site options will be based on site boundaries only and will not make assumptions about mitigation measures that may be put in place, as it cannot be guaranteed (at least at the site options stage) that these will be delivered.
Appendix 5 (SA Matrices) under SA Objective 8 on countryside, does mention 'Green Belt openness', but this is not referred to in the analysis, and the same section only refers to the impact on landscape character and settlements, which are not really Green Belt issues.	The main report 'analysis' simply provides a summary of the full matrices, which are presented in Appendix 5. This is made clear in the introductory text to Chapter 5 (also applicable to Appendix 6 and Chapter 6). SA Objective 8 relates to landscape, therefore, whilst Green Belt is acknowledged, the focus of the assessment (and therefore the summary) is on landscape impacts of the options. As discussed above, Green Belt is a policy designation, not an environmental or sustainability designation.
This inconsistency becomes even more important when paragraph 7.5 is addressed. This simply states that nearly all Greenfield land is in the Green Belt, and that development may lead to 'loss of open countryside and increase potential for settlement coalescence'. This conclusion totally misses the point that all of the housing allocation options assessed in Tables A6.2, A6.3, A6.4 and A6.5 would have a negative effect on the Green Belt and two of its	Please see responses above. The SA is not a Green Belt Review or an assessment of impacts on the Green Belt. It is an assessment against the SA objectives presented in Table 2.2, which were established and consulted on at the Scoping Stage.

Consultee and Consultation Comments	Action/Response
purposes that are not even mentioned in these Tables. Indeed Table A6.3 on expansion of Elstree and Shenley does not even mention Green Belt at all.	
States that paragraph 11 of the NPPF defines sustainable development and emphasises that there are exceptions to the circumstances in which Local Plans should plan to meet objectively assessed needs. Uses this point to reiterate the statement that a lower housing figure should have been considered.	Paragraph 11 of the NPPF[2] defines the 'presumption in favour of sustainable development', rather than sustainable development itself. As explained above, the Council is responsible for identifying reasonable alternatives. Should the Council deem a lower housing figure to be reasonable, this will be assessed through the SA.
St Albans City and District Council	
Table 5.1 There is a limited range of housing figs options which falls short of Government Proposed Standard Methodology, at 707 per year. It is not clear why there is a relatively big difference in scoring, including significant effects, when the difference in housing numbers, at 600 and 670 pa respectively, is relatively small. Scoring for housing provision options is normally dependant on site selection. Site selection is not clear at this stage and so justification of approach could be better explained.	The Council identified the alternative housing need scenarios, as described in the SA Report. The Potential Sites for Housing and Employment document suggests that the OAN using the Government's standard methodology is 444 homes per year. However, much uncertainty remains as advice on calculating the OAN is expected to be updated shortly. We will continue to liaise with the Council about what the reasonable alternatives are and will assess any new reasonable alternatives identified. The reasons for scoring are set out in the full SA matrices, provided in Appendix 5 (Table A5.1). As the consultee has stated, there is a lack of certainty regarding the spatial implications of the housing figure options, which has meant that assessments are necessarily comparative to an extent. This has been stated more clearly in the 'difficulties encountered and limitations' section of this report. The SA has also accounted for the source of the housing numbers, e.g. the economic-led scenario is likely to have more positive effects on SA Objective 15 (Economy), than the other scenarios. Additional text has been provided to clarify this.
Table 6.1	The reasons for scoring are set out in the full SA matrices, provided in Appendix 5 (Table A5.1). Issues with colour coding of mapped data relating to the indices of multiple deprivation resulted in an oversight

[2] Note that this relates to the 2018 version of the NPPF. The relevant paragraph is now paragraph 14.

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Consultee and Consultation Comments	Action/Response
Option 1 scores relatively well. Not clear why it scores lower than others on SA4. Not clear why option 2 is scored lower than others on SA4 and SA15. Benefits of garden suburbs at edge of towns are not fully recognised in the scoring as a relatively more sustainable location. Not clear why options 3 & 4 are scored relatively high on SA 1-3, SA5, SA9 & SA15 because in general terms villages are normally considered less sustainable locations than towns. Proposed housing at each village is relatively small. While additional population can help support existing village facilities; it is not enough additional homes to justify significant step change in infrastructure provision to make villages more sustainable locations than towns in relative terms. In some cases, extra population can stretch limited village infrastructure already under pressure. Lower infrastructure / service provision in villages normally means longer journeys to access essential infrastructure / services and jobs elsewhere; and there is often more resilience on the car in villages as there can be limited public transport and active travel options. Options 5 and 2 could be expected to have higher scores for SA1-3, SA5 & SA15 than options 3 & 4. This assumes a new garden village would be largely self-sufficient due to larger scale of development and significant planned new infrastructure and facilities. Also to recognise that garden suburbs at edge of towns are normally considered relatively sustainable locations compared to village locations.	that all options include areas in the 20% most deprived areas in terms of barriers to housing (albeit these are smaller areas with regards to Options 1 and 2). This has been rectified and the assessments have been revised to acknowledge that all options should score equally with regards to SA 4. Option 2 scored lower than other options on SA15, as all other options include provision of employment land/opportunities (outside of local centres). The purpose of the SA is to assist the Council in identifying the most sustainable and appropriate approach to development pattern. As such, it does not make assumptions about which locations are more sustainable prior to the assessment. The SA considers the implications of the options as a development approach across the borough as a whole, rather than the effects at one particular location. With regards to infrastructure to be provided by development at villages, the SA took account of the infrastructure provision set out in the Issues and Options document (as summarised in paragraph 6.3 of the Issues and Options SA Report). The assessments recognise the potential for increased pressure on existing facilities, but have assumed that the provision of new services and facilities, as set out in the Issues and Options report, would be sufficient to accommodate the increased population. Both options 3 and 4 state that the option would include provision and improvement of sustainable transport infrastructure. The assessments of SA Objective 9 and SA Objective 10 recognise the positive effects of new and improved sustainable transport infrastructure, but also the likely increase in cars on the roads in Hertsmere overall. The SA assesses options against the baseline and focus on identifying significant effects, as required by the PPG. Therefore, as described in the methodology in Chapter 2 of the SA report, the SA only identifies the magnitude of effects as negligible, minor or significant (see Figure 2.1). As such, all options often have the same score, e.g. for SA1 and SA2, because all are expected to have significant effects compared to the baseline.

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Consultee and Consultation Comments	Action/Response
Little Health Action Group	
The group believe Hertsmere has approached its Local Plan with a real desire to properly evaluate all of the options.	Noted.
Raised concerns that if option 2 (New Garden Suburbs) is pursued in Potters Bar Golf Course it could mean two councils will be developing back to back across the boundary and the cumulative effect of this would be inappropriate. Stated that a full detailed cross boundary examination should be undertaken with special consideration to effects on the Green Belt.	When preferred options have been identified, the SA will consider cumulative effects. The Green Belt is a policy designation and not an environmental or sustainability designation.
Concerned that there are unresolved Duty to Cooperate issues with regard to Welwyn and Hatfield's Local Plan and hope that future considerations of Hertsmere's Local Plan will properly address the legal requirements of DtC across all issues such as schools, transport and health.	The Duty to Cooperate is not part of the SA process.
Mr Popat	
Through the public consultation on the Issues and Options document (October/November 2017) we promoted our client's site on the western urban edge of Bushey for a retirement village led mixed use scheme including self-build housing plots and an equestrian centre. The submission should therefore be read in conjunction with this earlier representation (Comment ID LPIO_664 – 682).	Noted.
Support integrated approach to SA and SEA and the inclusion of Table 1.1.	Noted.
We are generally supportive of the broad methodological approach which is outlined in table 2.1. In relation to the Stage A: Scoping, we note the fifteen SA objectives which form part of the SA framework. While we recognise the importance of all Strategic Objectives, we particularly note SA Objective 2 (Services) and SA Objective 3 (Housing Provision). With regards to SA Objective 2, we support the need, "to ensure ready access to essential services and facilities for all residents". We stress the importance of the proposed SA 'questions' which include consideration that the plan, "provide new and enhance existing leisure facilities…", "create opportunities to lead healthier lifestyles…" (also related to SA Objective 5 (Health)) and "provide for the specific needs of disabled and older people". In relation to SA Objective 3, we support the need, "to ensure the provision of housing, including affordable housing and a mix that meets local needs." We again stress the importance of the proposed SA 'questions' which include consideration that the plan, "creates development that makes a significant contribution to household needs" and "provides a mix of housing for a range of ages and household types". We wish to reiterate our submission to the Issues and Options consultation that our client's site will make a significant contribution to all these objectives and should be a key consideration as the SA process develops, particularly when assessing site specific proposals in the future.	Noted. The weighting of SA objectives is not a requirement of the SEA Directive or legislation regarding the SA. The SA does not apply any weighting to the SA objectives, as this is considered a more transparent approach, as weighting may mask potential significant effects. All reasonable alternative strategic housing and employment site allocations have been considered in this SA report.

Consultee and Consultation Comments	Action/Response
We generally agree and support the assessment and analysis of the Council's vision and Priorities, as set out in section 4. We particularly note that the Vision and Priorities are assessed to have a 'significant positive effect' in relation to SA Objective 2, SA Objective 3 and SA Objective 5. We are pleased that the sustainability principles of potential Green Belt release have been assessed and considered through this SA process.	Noted. The SA has assessed the vision and priorities as set out in the Issues and Options document. It does not assess the sustainability principles of Green Belt release in itself.
We support the assessment in Section 5 that the demographic-based scenario should be used as the basis for the housing provision figure.	The preferred approach was identified by the Council. The SA simply presents the sustainability implications of the reasonable alternatives identified.
With regards to self-build housing, as set out in paragraph 5.18, we support the assessment and analysis that the Council's policy would support SA Objective 3.	Noted.
An SA is ultimately required to inform the development of the 'most appropriate strategy' when considered against the 'reasonable alternatives' and based on proportionate evidence. It is an essential part of the plan making process. It should be undertaken from the outset and in doing so, will help to ensure that decisions are made that contribute to achieving sustainable development. It should be possible to see how the SA has influenced the final outcome of the plan.	Noted.
Suggests that the five development approaches are not reasonable, as none identify sufficient land to meet the OAN. States that the Council should have considered approaches that meet the full OAN in their own right, therefore not all reasonable alternatives have been considered. Expresses concern that the limitations of the alternative approaches mean that the Council will be formulating a development approach based solely on the basis of meeting development needs rather than one which has been informed or shaped by this SA process.	The Council is responsible for identifying reasonable alternatives. The SA is transparent in stating, at paragraph 6.2, that *'multiple options will need to be taken forward in order to meet the full objectively assessed housing need'*. The SA will continue to assess all options considered reasonable by the Council. This includes assessment of all reasonable alternative site allocations, as presented in this document. These were assessed in draft and sent to the Council prior to the Council identifying its preferred options.
We note, particularly in regards to Sustainability Objective 3 (Housing Provision), that all five scenarios have been assessed to make a positive + + (Green) impact. Whilst we accept that each approach will make an additional contribution to the Council's housing requirements, no approach would meet the OAN. This 'score' should reflect this as not meeting OAN will ultimately have an overall negative impact in sustainability terms for the borough. The SA should recognise and highlight this important point in its analysis and reflect it in its 'scoring'.	As stated in paragraph 6.6 of the Issues and Options SA, all options are expected to have a significant positive effect on SA3 as all will provide a substantial amount of housing, including affordable housing. These assessments have been undertaken in light of paragraph 6.3, and therefore do not award negative scores as it is accepted that multiple options will be taken forward.

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Consultee and Consultation Comments	Action/Response
We fully support the conclusion in paragraph 7.5 that, "the Borough has limited opportunities for brownfield development, meaning that some development will be required on greenfield land." We also support the fact that that the sustainability implications of releasing Green Belt have been considered in the SA process at an early stage.	Noted. As stated above, the SA has assessed the options in themselves, rather than the principle of Green Belt release. This is because Green Belt is a policy designation, not a sustainability or environmental designation.
Supports Option 2 as the most sustainable option and generally supports the SA's appraisal of this as the most sustainable approach.	Noted. Note that the SA does not identify any particular option as being most sustainable.
National Grid	
We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.	Noted.
Three Rivers District Council	
We support the scores given to the Sustainability Objectives and feel that the Vision covers the majority of the Sustainability Objectives. As the vision sets a broad outlook for Hertsmere over the plan period, we understand why certain details which underlie the Sustainability Objectives are not specifically referenced (e.g. development not being permitted in Flood Zone 3, protection of designated wildlife sites, crime prevention in design). We expect that these details will be directly addressed in policies/options as the Plan progresses.	Noted.
The priorities set an appropriate foundation for the Vision to be successfully met. We support the scores given to each priority and agree that several effects are dependent on the future locations of development, with the expectation that effects will become clearer at a later stage. Where negligible effects are given for SA4, we note that an improvement to meeting this Sustainability Objective could be made at a later stage; for example, by implementing policies that incorporate crime prevention into design. Also suggests a number of amendments or additions to the vision and objectives to address SA objectives that are not currently addressed and minimise negative effects of SA11.	Noted.
We feel that the demographic-based scenario is the most appropriate and realistic option for calculating local housing need and also agree that less significant negative effects for the Sustainability Objectives will be produced from this scenario, in comparison to the economic-led scenario. We recognise that many of the possible effects of each scenario are uncertain until locations for housing development are clearer and also accept the possibility of mixed effects due to threshold requirements for services, schools, etc.	Noted. The preferred approach was identified by the Council. The SA simply presents the sustainability implications of the reasonable alternatives identified.

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Consultee and Consultation Comments	Action/Response
We agree that the proposed threshold for affordable housing provision will provide significant positive effects for SA3. Affordable housing provision meets local needs and secures housing for people who cannot compete in the local housing market, subsequently reducing inequalities and helping to close barriers in accessing housing. In recognising this, the Three Rivers Sustainability Appraisal scores a minor positive effect for affordable housing provision in relation to the social objectives of community cohesion and health and wellbeing. The negligible effect given for SA4 and SA5 could be reconsidered in light of these suggestions.	All SA objectives are related to many, if not all, other objectives. However, in order to be transparent and useful to plan makers, the SA attempts to separate these out as far as possible. It is accepted that provision of affordable housing may help to directly address deprivation, and may also have some benefits for health therefore the scores for SA 4 and 5 have been amended as suggested.
We agree with the sustainability rating for the self-build housing proposal. We note that the effect on SA3 may improve or deteriorate depending on what is defined as a 'larger development' and whether there is a minimum limit of provision set in relation to the requirement for 'up to 10%' of new housing to be self-build homes.	Noted.
Supports selection of the employment-led scenario and notes that future policies should help to prevent and/or mitigate the significant negative effects scored for SA7, SA8, SA10, SA11, SA12 and SA14, with outcomes also being dependent on future locations of employment development.	Noted.
Potential Development Approaches: We support the scores and justifications given for each option, especially in regards to SA1-SA5. As the development necessary to meet growth demands will be large-scale, we recognise that the positive effects resulting from future development that is required may come with associated negative environmental effects. Developing policies and allocating sites which achieve a balance in preventing and/or mitigating negative effects and boosting positive effects is possible at a later stage.	Noted.
Overall, the sustainability scores given in Hertsmere's Sustainability Appraisal generally accord with the scores given for similar issues and options proposed in the Three Rivers Issues and Options Consultation (July 2017). Where there are differences in the scores given for similar options, we feel that this is mainly due to varying uncertainties between both Councils about the potential locations of future development.	Noted.
Royds Conservation Association	
The comments submitted by Royds Conservation Association do not directly comment on the SA, other than stating *'The SA document recognises the aspirational aims of the councils plan but also concludes that their implementation will result in many environmental disadvantages due to the land take from the greenbelt'*. The rest of the document largely sets out baseline environmental information for Royds Conservation Area.	Noted. SA has assessed the options in themselves, rather than the principle of Green Belt release. This is because Green Belt is a policy designation, not a sustainability or environmental designation.
Gladman Developments	

Consultee and Consultation Comments	Action/Response
States that the SA should clearly justify the Council's policy choices.	In line with the PPG, the SA will outline the Council's reasons for decision making. The SA is one of many pieces of evidence the Council uses to make its decisions.
Undertaking a comparative and equal assessment of each reasonable alternative, the Council's decision making and scoring should be robust, justified and transparent. It is essential that each reasonable alternative is assessed to the same degree of detail as the Council's preferred option and should only be rejected after fair and comparable assessment of its sustainability credentials.	In line with the SEA Regulations and guidance, all reasonable alternatives will be assessed in the same level of detail. The SA has assessed all options and fed the results of these assessments back to the Council prior to the Council selecting a preferred option. The Assumptions presented in **Appendix 5** will help to ensure site assessments are undertaken on the same basis and scoring is robust and transparent. Rather than being comparative, SA assesses each option against the baseline. There will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. One exception to this is quanta options, which include an element of comparison as without spatial information on where housing would be delivered, it's very difficult to identify differences in sustainability effects between different housing numbers.
Gladman considers that the appraisal questions for SA Objective 3 should be as follows (see Table 2.2): *"Allocate sufficient sites to accommodate the objectively assessed housing need for the District in full taking into account any housing need that cannot be met in neighbouring authorities.* *Provide a mix of housing suitable for a range of ages and housing types including those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes."*	The appraisal questions must be appropriate for assessing individual elements of the plan, as well as the plan overall. In addition, the suggested questions build on existing appraisal questions. As such, the suggested appraisal questions have been integrated with existing appraisal questions, rather than replacing them.
Gladman considers that the third appraisal question for SA Objective 9 should be amended to read as follows (see Table 2.2): *"Situate development in locations well served or capable of being well served by public transport, cycle paths and walking routes"*.	Data on which areas are capable of being well served by sustainable transport is not available on a consistent basis across the borough, therefore this has not been included in the SA framework as it cannot be assessed. Whether a site is capable of being well served by public transport, cycle paths and walking routes may be considered by the Council at the planning application stage.

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Consultee and Consultation Comments	Action/Response
Gladman considers that the second appraisal question for SA Objective 13 should be amended to read as follows (see Table 2.2): *"Situate development in locations well served or capable of being well served by public transport, cycle paths and walking routes in order to minimise emissions"*.	As above.
Gladman considers that the section on the Review of Plans, Policies and Programmes should include reference to the draft Revised NPPF by the government for consultation in March 2018. Whilst Gladman accepts that the draft NPPF is currently subject to consultation and consequently may be subject to amendment, the general thrust of policy in the document is unlikely to change and given the proposed timetable for the Hertsmere Local Plan, it will certainly be in force by the time that the Plan is submitted for examination. In particular, with regard to housing, reference in the SA should be made to the Government's introduction of a standard methodology for determining housing need instead of the use of Strategic Housing Market Ares Assessments.	**Appendix 3** has been updated to acknowledge the revised NPPF[3].
Under Housing Provision (Supply), Table 3.1 ('Key sustainability issues for Hertsmere and likely evolution without the Local Plan') should make reference to the Government's proposed standard methodology for determining local housing need which will be in place at the time the Plan is submitted for examination.	Table 3.1 has been updated to acknowledge this.
Paragraph 4.28 of the SA ('Priority 1: Housing Need') concludes that the provision of new homes in the District will have only a minor positive effect with regard to SA Objective 15 (Economy). However, the delivery of new homes across Hertfordshire is seen as fundamental to its Vision for Hertfordshire by the Hertfordshire Local Enterprise Partnership in its refreshed Strategic Economic Plan 2017-2030. Accordingly, Gladman considers that the SA should assess the provision of new homes in Hertsmere as having a major positive impact on the local economy.	As explained in paragraph 4.2, significant effects were identified where a priority directly addresses one of the SA objectives. Priority 1 relates primarily to housing provision and does not discuss economic growth. We have recognised the likely, indirect positive effect on economic growth by identifying a minor positive effect against SA Objective 15.
Paragraph 5.3 identifies two reasonable alternative options in relation to the housing requirement for Hertsmere; an economic-led growth scenario and the 10 year migration trend scenario. Gladman considers that the SA should include a third reasonable alternative which is the Government's proposed Standardised Methodology for determining a District's housing need. It is likely to have come into force by the time the Local Plan is submitted for examination.	The Council identified the alternative housing need scenarios, as described in the SA Report. The Potential Sites for Housing and Employment document suggests that the OAN using the Government's standard methodology is 444 homes per year. However, much uncertainty remains as advice on calculating the OAN is expected to be updated shortly. We will continue to liaise with the Council about what the reasonable alternatives are and will assess any new reasonable alternatives identified.

[3] Note that the SA of the Draft Local Plan has updated NPPF references to reflect the version published in 2021.

Consultee and Consultation Comments	Action/Response
In paragraph 5.8 of the SA, it is concluded that the alternative 10-year migration trend scenario would be likely to have only a minor negative effect in terms of SA Objective 3. Gladman disagrees and considers that opting for this scenario would have a significant negative impact on SA Objective 3.	A minor negative effect was identified as a large proportion of housing need would be met, although there would still be a shortfall in housing.
In paragraph 5.17 of the SA, the number of households currently on the Council's housing register is utilised to measure the effectiveness of the Plan's ability to provide adequate numbers of affordable housing. Gladman considers this approach to be unsatisfactory. With reference made to paragraph 7.45 of the 2016 South West Hertfordshire SHMA, Gladman considers it would be appropriate for the SA to use the figure identified in the SHMA (434 dwellings per annum) to assess the Plan's effectiveness.	Noted and updated. This has not altered the overall assessment results.
In Table A6.5 SA Objective 8 (Landscape), it concludes that the development of a new garden village would be likely to have a significant but uncertain impact on landscape, whereas other alternatives proposed to accommodate housing growth are anticipated to have only minor landscape impacts. Given that the amount of housing to be accommodated in the District will be the same for each option (and broadly the same land take will be required), Gladman considers it is questionable whether a new garden village would have a higher landscape impact than the cumulative impact of a large number of smaller sites. It could be argued, dependent upon its actual location, that a new garden village could have less landscape impact because of the ability for schemes of this size to incorporate substantial landscape buffer areas.	The uncertainty recorded in the SA reflects the fact that there are uncertainties related to the exact size, location and design of development. The amount of housing that can be accommodated varies between options, as stated in the Issues and Options document. As stated in paragraph 6.2 of the Issues and Options SA, the Council has confirmed that multiple options will need to be taken forward. In addition, development of a new settlement in a rural landscape is considered to have a greater impact on landscape than development within or on the edge of existing settlements, as the landscape of the wider area will be significantly altered.
Hertfordshire County Council (Minerals and Waste)	
Hertfordshire County Council (HCC) welcomes reference to the Sand and Gravel Minerals Safeguarding Area in Hertsmere.	Noted.
HCC welcomes reference to the safeguarded Harper Lane Rail Aggregates Depot.	Noted.
HCC supports 'SA Objective 6 (Soils and Minerals)' which references the protection of mineral resources from sterilisation.	Noted.
HCC supports 'SA Objective 11 (Water Quality and Quantity)' which supports the location of development where sewerage treatment facilities can be made available.	Noted.
HCC notes that it is encouraging to see 'resource efficiency' highlighted as a key sustainability issue for Hertsmere, as increasing resource efficiency can reduce the generation of waste.	Noted.

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Consultee and Consultation Comments	Action/Response
With regard to waste, HCC would support the inclusion of a new SA objective specifically addressing it. The new SA objective may wish to address the steps Hertsmere Borough Council could take to mitigate waste arisings, as well as how waste management could be more sustainable in Hertsmere. This could include proximity of development to waste management sites, such as HWRCs.	The SA objectives were established and consulted on at the Scoping Stage in 2017. These are based on the SA objectives for the Hertsmere Site Allocations and Development Management Policies Plan and updated in light of the review of plans, policies and programmes, baseline information and key sustainability issues, as described in the Scoping Report. Whilst the Local Plan has limited ability to influence waste issues, an additional appraisal question has been added to SA6: 'Encourage minimisation, reuse and recycling of waste'.
Canal & River Trust	
The Canal and River Trust does not own or manage any waterways in Hertsmere Borough and has no comments to make on the SA.	Noted.
Hertfordshire Ecology (Hertfordshire County Council)	
With regard to Table 2.2 ('SA framework for the Hertsmere Local Plan'), to help achieve these objectives the following could be included: With regard to landscape: ■ *"Where appropriate, support local farming and other land management practices which help to maintain the nature and character of local countryside and green spaces?"* ■ *"Promote high quality Green Infrastructure within existing and new development?"*	Farming and land management practices have not been included because these are expected to be outside the scope of the Local Plan. The green infrastructure appraisal question has been added. Given the high-level nature of the options assessed at Issues and Options stage, these additional questions would not result in any changes to the previous assessments.
With regard to biodiversity and geodiversity (changes shown in **bold**): ■ *"Enhance and increase the extent of **priority** habitats for protected ~~species~~ and priority species identified in the Hertfordshire BAP or the England Biodiversity Strategy 2020**, in support of the 25 year Environment Plan**?"* ■ *"**Seek to secure biodiversity offsetting opportunities where appropriate**?"* ■ *"**Connect people with the environment to improve health and wellbeing by promoting the importance of biodiversity and** increase opportunities for people to come into contact with ~~resilient~~ wildlife, ~~places~~ while encouraging respect for and raising awareness of the sensitivity of ~~these~~ sites **and species**?"*	Noted and updated. Reference to maintaining and enhancing ecological networks 'through appropriate decisions and habitat management' has been omitted as this is expected to be outside the scope of the Local Plan. Given the high-level nature of the options assessed at Issues and Options stage, these additional questions would not result in any changes to the previous assessments.

Consultee and Consultation Comments	Action/Response
■ *"Integrate **locally distinctive** biodiverse habitats into new developments, as well as contribute to improvements in ecological connectivity and ecological resilience **with**in **and between** rural and urban areas?"* ■ *"Maintain and enhance **– through appropriate decisions and habitat management – ecosystem services and** ecological networks in the Borough?"* *"NB Climate change is likely to impact upon habitats and **species** ~~thereby biodiversity~~. Plan policies that achieve the goals listed above should all help to ~~enhance~~ **enable** the ability of wildlife to adapt to a changing climate."*	
With regard to Table 3.1 ('Key sustainability issues for Hertsmere and likely evolution without the Local Plan') and in respect of biodiversity, the reference to woodland character and in particular Redwell Wood SSSI is purely descriptive and reflects the current condition of this site. Without any qualification, this doesn't meaningfully relate to the function of the Local Plan. Consequently, it should state: *"the plan will seek to maintain and enhance the SSSI and where possible, improve its condition"*. Table 3.1 also states that without the Local Plan, habitat and biodiversity may be at risk from poorly planned development and their conditions could degrade. Given that such condition decline is primarily related to changes to or a decline in habitat management, the Local Plan should recognise the significance of site management and seek to influence this where it can.	Table 3.1 sets out the sustainability issues identified from the review of baseline data and plan, policy and programme review. The identified issue is that the SSSI is largely in unfavourable condition. The SA cannot state what the plan will seek to achieve, as it is undertaken separately to the plan-making and decision making process (although it informs this). Habitat management is expected to be outside the scope of the Local Plan. However, Table 3.1 has been updated to acknowledge that habitat management plays an important role.
Hertfordshire Ecology expresses support for the statement starting *"With regard to SA Objective 10, Priority 4 states that…"* at paragraph 4.58. However, whether the planning system is capable of achieving these aims will be dependent on whether the infrastructure and means to deliver these is available, the extent they can be secured within the Local Plan area and the extent to which implementation of the Plan itself can deliver these aims.	This part of the SA has assessed the priority itself and has taken this at face value.
Hertfordshire Ecology agrees with the statements starting *"Negative effects were identified in relation to most other environmental objectives…"* and *"Due to the constrained nature of the Borough and the scale of development required…"* at paragraph 5.23.	Noted.
With regard to SA Objective 8 ('Landscape'), Hertfordshire Ecology agrees with the statement starting *"will have a significant effect on the landscape due to…"* at paragraph 6.17. The quality of the existing countryside – including any associated biodiversity and geodiversity – will inevitably be compromised by any such development.	Noted.
With regard to SA Objective 10 ('to protect and enhance biodiversity and geodiversity') at paragraph 6.19, Hertfordshire Ecology states that if recognised nature conservation sites are detrimentally affected, this cannot be sustainable unless appropriate compensation can be provided.	Noted.

Consultee and Consultation Comments	Action/Response
With regard to the conclusions, housing and employment (Part 2) will have more significant negative effects particularly in terms of environmental harm, given land take is likely to be close to sensitive features and require greenfield development. Potential development approached (Part 3) may also have negative effects due to the land take required. Consequently it is recognised that development may lead to a loss of open land and increase settlement coalescence, both of which would degrade the existing associated biodiversity. However the relative significance of this would depend on the quality of habitats and species affected.	This section is a summary of the assessment results in the preceding chapters. It is not a cumulative effects assessment, as at the time of assessment a preferred approach had not been selected.
Whilst the Sustainability Appraisal itself would appear to be acceptable, the net result of the Plan itself can only be unsustainable in that there will be a net loss and fragmentation of open countryside and associated biodiversity. There will also be increased pressure on other sensitive sites from recreation as a result of increased populations. In this respect the Plan will result in a net loss or degradation of these resources.	At the time of assessment a preferred approach had not been selected, therefore cumulative effects of the plan as a whole were not assessed at this stage.
Whilst Hertfordshire Ecology acknowledge and support the aspirations to enhance landscape and biodiversity, new open land cannot be created as compensation and there are no mechanisms to actually deliver biodiversity enhancements unless form of biodiversity offsetting can be adequately delivered. This will require combinations of additional receptor land, willing landowners, significant enhancements to existing land as well as appropriate measures required to deliver the management needed to achieve these. All of these are currently unknown. On this basis, in terms of these environmental considerations as a component of Sustainable Development, Hertfordshire Ecology considers they will not have been met. The Local Plan should acknowledge the aforementioned issues by supporting planning measures and decisions to provide viable compensation and landscape and biodiversity enhancements where it can.	This comment relates to considerations for plan making, rather than the SA itself.

Table A.3: Consultation comments received in relation to the October 2018 SA Report for the Options Local Plan (Potential Sites for Housing and Employment) and how they have been addressed in this SA report[4]

Consultee and Consultation Comments	Action/Response
Boyer	
BE2 (Land north of Stapleton Road, Borehamwood)	Noted. BE2 scores positive effects against SA Objective 1 (Education), SA Objective 2 (Services), SA Objective 4 (Community Cohesion) and SA Objective 5 (Health). However, some of these scores are mixed with

[4] Note that all references to particular parts of the report relate to the Potential Sites for Housing and Employment SA Report, not this SA Report, unless the reference is in bold.

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Consultee and Consultation Comments	Action/Response
Based on the Council's Sustainability Appraisal, development at the site would achieve a positive score in respect to education, services, community cohesion and health.	negative effects also recorded against SA Objective 1 and SA Objective 5.
Planning Potential	
HEL197a (Land north of Barnet Lane 1) and HEL197b (Land north of Barnet Lane 2) – part of BE6 (Land north of Barnet Lane) As evidenced from the above assessment, when considered against the majority of sustainability specifications set out in the Sustainability Appraisal, our Clients Site, as part of the larger land parcel, BE6, scores highly. The wider land parcel is considered to make positive contributions in terms of education, services, housing provision, community cohesion and economy, with medium benefits to health and air quality. Whilst a number of areas are unknown/uncertain, it is clear that the assessment has identified a need for further information rather than any significant negatives. When considered against the other sites considered in the assessment it becomes evident that the land parcel BE6 is considered to score very favourably towards being developed. Whilst the Sustainability Appraisal is highly beneficial in identifying the significant benefits that development of our Client's Site would bring, we turn our attention now specifically to our Client's Site as an individual land parcel by way of reviewing the latest Green Belt Assessment.	Noted. The individual land parcels were not assessed in the SA of the Options Local Plan as only strategic sites were considered at this stage. Non-strategic site allocations will be assessed in the next stage of the SA. In SA, there is often an equal number of positive and negative effects identified for each option, making it impossible to 'rank' the options based on their sustainability performance. Factors such as public opinion, deliverability and conformity with national policy are also taken into account by plan-makers, when selecting preferred options for their plan.
King & Co	
BE1 (Land south of Allum Lane, Elstree)[5] The analysis is undertaken on a parcel by parcel basis and uses a 9 point scoring system. These comprise: ■ Three of these conclude that the consequence will be positive (to varying degrees); ■ Three of these conclude that the consequence will be negative (to varying degrees); ■ One concludes that the effect is uncertain; ■ One concludes that the effect will be negligible; and ■ One concludes that there will be a broadly equal mixture of positive and negative effects.	Noted. The consultee's summary of scores is slightly over-simplified. Mixed positive and negative scores were recorded against SA Objective 1, SA Objective 5, SA Objective 8, SA Objective 9, SA Objective 10 and SA Objective 13 are mixed with negative effects. Note that where a significant score is mixed with a minor score, the significant score does not render the minor score redundant.

[5] Kind & Co own the adjacent sites to BE1: HEL371 and HEL506.

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Consultee and Consultation Comments	Action/Response
It is noted that in general terms that the BE1 site scores broadly across the range, but there are no domains under which there are any "red" responses. For a limited number of the domains, the net score for the domain is negative. The only criteria where this applies are: ■ Soil and Minerals; and ■ Historic Environment. In the following sections we consider these topic domains in more detail and clarify whether we recommend that these conclusions require a further consideration.	
Education: The Sustainability Appraisal text implies an assumption that the delivery of new homes on the BE1 site would not secure the delivery of social infrastructure in terms of opportunities to increase the supply of primary school places. This conflicts with the stated ambitions which seek school facilities to be delivered. We would conclude that greater critical mass will be crucial to deliver these facilities. We would therefore suggest that this "score" should be upgraded to a "strong positive" on the assumption that the allocation is extended to include parcel HEL341 and the additional land as per our Scenario X.	The assessments are based on site boundaries, infrastructure requirements set out in Table 2.3 and assumptions set out in Appendix 5 of the SA Report. The assumptions were consulted on and amended in previous stages of the SA. In line with the assumptions presented in Appendix 5 of the SA Report, BE1 scores a mixed minor positive and minor negative effect in relation to SA Objective 1 (Education) because it is located within 500m of a primary school yet will increase pressure on existing facilities due to its size. The assessment of BE1 remains as it is, in line with the Framework and consistent with other assessments.
Services: We have already set out that the site should not be characterised as having medium accessibility, especially in terms of the HEL341 parts of the site which is identified as having "high" accessibility, better than BE1 as current. The promoter is content to commit to the obligations as set out above and should also acknowledge other infrastructure which would be delivered through CIL. We would conclude that the assessment under this domain of "minor positive" is cautious and could reasonably be upgraded.	The assumptions that inform the SA Framework were consulted on and amended in previous stages of the SA. In line with the assumptions set out in Appendix 5 of the SA Report, the site scored minor positive as it is characterised as having medium accessibility[6].
Housing provision: We have set out previously that the promoter concludes that the current BE1 designation underplays the opportunity and that critical mass is essential to deliver the social infrastructure which is sought.	The SA assesses each strategic site option in its own right. It does not take into account capacity of potential neighbouring land parcels. The land parcels referred to were not assessed in the SA of the Options Local Plan as only strategic sites were considered at this stage. Non-strategic site allocations will be assessed in the next stage of the SA.

[6] The accessibility score for each site was provided by the Council. A site is recorded as medium accessibility when it scores between 10.01 and 15.00.

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Consultee and Consultation Comments	Action/Response
It is noted that the yield of 280 is noted as a minor but not negligible contribution to housing supply. Clearly the combination of this with our identified land parcels could increase the yield to around 350. We would conclude that the assessment under this domain of "minor positive" is cautious.	
Community cohesion: The evidence in terms of relative deprivation are noted, especially in regard to access to services. Clearly the opportunity to deliver houses on this site provides a clear opportunity for social infrastructure to be provided on site, but also through CIL contributions for further services to be delivered off site by the Council and indeed HCC. We would also note that the potential boost to Borehamwood could catalyse the delivery of other private sector services which would add to the level and breadth of services available to both new residents and existing residents. Clearly the combination of parcels could increase the yield, and we refer to the given figure of 350. We would conclude that the assessment under this domain of "minor positive" is cautious.	See response to comments 5 and 6 above.
Health: The evidence in terms of existing facilities and their location is noted.	Noted.
Soil and minerals: These points are noted.	Noted.
Historic environment: It is something of a concern (presentationally) that whilst the site is concluded to result in effectively “uncertainty in terms of a minor negative effect” it is still coloured light orange where it should perhaps have been treated and coloured light blue for “uncertain”. In any event, it does not appear that this domain should have any negative consequence for parcel BE1 or HEL341.	When a positive or negative effect is considered uncertain, the cell will remain the colour of that positive or negative effect, as described in paragraph 2.26 of the SA Report. The full justification for this minor negative uncertain effect is explained in the full assessment matrix in Appendix 6, which was undertaken by an historic environment professional. Figure 2.1 in the SA Report contains the colour coding used throughout the SA, which does not include the colour blue.
Landscape: These comments are noted.	Noted.
Greenhouse gas emissions: These comments are noted. We would also comment that there is a clear design intent to introduce and improve footpath links through the site to increase permeability and to encourage local trips to be made by a range of modes.	As mentioned above, the assessments are based on site boundaries and infrastructure requirements set out in Table 2.3 and assumptions set out in Appendix 5 of the SA Report. ‘Design intent’ is not taken into account in order to ensure that all sites are considered on an equal basis, and as it cannot be guaranteed that this will be delivered.
Biodiversity and geodiversity: The evidence in terms of biodiversity and geodiversity is noted.	Noted.

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Consultee and Consultation Comments	Action/Response
Water quality and quantity: These comments are noted.	Noted.
Flooding: These comments are noted.	Noted.
Air quality: The evidence in terms of modes of transport and existing air quality is noted.	Noted.
Energy efficiency: These comments are noted.	Noted.
Economy: The economic opportunities from the development would extend to social infrastructure. This would of course be in addition to site-specific infrastructure such as highways works, sustainable urban drainage and potentially social infrastructure such as school places.	Noted. See responses to comments 5 and 12 above.
Fisher German	
To support this submission, we have assessed each of submitted sites in Bushey identified in the Housing and Employment Sites consultation document. These have been assessed against the Sustainability Criteria within the Land Use Consulting Sustainability Appraisal. This has informed the next section and the scoring is included with Appendix 1. The consultee has submitted their own summary score table for the following sites: B1; B2; B3; HEL355 (referred to as B0 in the SA); HEL170; HEL175; HEL202; HEL211; HEL215; HEL224; HEL235; HEL239; HEL336; HEL337A; HEL337B; HEL337C; HEL355; HEL357; HEL386; and HEL401. They have broken down some of the objectives into 'sub-objectives'.	The SA Framework was developed at the Scoping stage and contains a set of SA objectives against which options and subsequently policies are appraised. The Framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. With regard to the consultee's summary score tables, they have broken down some of the objectives into 'sub-objectives'. Their scores are as follows: ■ B0, B1, B2 and B3 score the same effect (0) against SA Objective 4, SA Objective 12, SA Objective 13 and SA Objective 14. ■ B0, B1, B2 and B3 score the same effect (-, ++ and --) against SA Objective 5. ■ B0, B1, B2 and B3 scored the same effect (-- and 0) against SA Objective 6. ■ B0, B1 and B2 score the same effect (++) against SA Objective 3. ■ B0, B1 and B2 score the same effect (-?) against SA Objective 7. ■ B0, B1 and B3 score the same effect (0) against SA Objective 11.

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Consultee and Consultation Comments	Action/Response
	■ B1 and B3 score the same effect (+, -- and ++) against SA Objective 15. Appendix 6 of the SA Report contained our detailed appraisal matrices of B1, B2, B3 and HEL355 (referred to as B0 in the SA). We have consistently appraised each of these four sites using the infrastructure requirements set out in Table 2.3 and assumptions set out in Appendix 5 of the SA. Some of the consultees scores are in line with our own, with some exceptions. For example, the consultee gives B0 and B1 a stronger, significant positive effect in relation to SA Objective 3 (Housing Provision). However, in line with our assumptions, only a site that provides over 500 dwellings should score a significant positive effect. B0 and B1 are not expected to provide over 500 new homes. The individual land parcels were not assessed in the SA of the Options Local Plan as only strategic sites were considered at this stage. Non-strategic site allocations will be assessed in the next stage of the SA.
Bell Cornwell	
R2 (Land south of The Ridgeway, Home Farm, Radlett) The second most popular approach was growth through new garden suburbs, the feedback from consultation was that *"There was general support for this approach, providing they are well located and able to support the infrastructure needs of the new and existing residents"*. This option also scored relatively favourably through the Sustainability Appraisal. We have assessed the Sustainability Appraisal Sites Report and are pleased to see that Home Farm scores positively. We note that the SA is a relatively top-level assessment at this stage and does not take into account either the indicative masterplan or the technical work that has been carried out for the site. The consideration of this technical work is the logical next step in the iterative process of the SA and would result in an improved SA score. The provision, for example, of a health practice on site together with play facilities would mean a more positive score in terms of the SA objective related to health. Consideration of the indicative masterplan would improve the score of the site in relation to the historic environment, as the proposed layout keeps the area that is in closest proximity to any listed building free of any development. This is also the case for the impact of the proposed development on biodiversity and geodiversity; the illustrative masterplan has been produced in response to the constraints and opportunities of the site and these would be carefully considered further in any subsequent design phases.	As mentioned above, the assessments are based on site boundaries, infrastructure requirements set out in Table 2.3 and assumptions set out in Appendix 5 of the SA Report. The proposed masterplan and technical work is not taken into account in the SA, in order to ensure that all sites are considered on an equal basis.

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Consultee and Consultation Comments	Action/Response
Pegasus	
HEL171 (Land North of Centennial Park, Elstree) and EMP1 (Land North of Centennial Park, Elstree) …the conclusions of the Sustainability Appraisal (October 2018) are disputed in respect of landscape and biodiversity considerations. The site is not considered to be particularly sensitive to change in respect of landscape given the presence of urbanising features on three sides and a substantial tree belt along the site's northern boundary. Moreover, the development proposals include the potential to create a new Nature Reserve on the site's western boundary to improve local wildlife habitats and enhance wildlife corridors through the site and connecting with the wider Green Infrastructure network. Accordingly, it is considered that suitable mitigation can be delivered through the development of the site to adequately offset any potential harm and offer significant improvements to local biodiversity and Green Infrastructure.	HEL171/EMP1 (Land North of Centennial Park, Elstree) scored a minor negative but uncertain effect against SA Objective 8 (Landscape) and a significant negative effect against SA Objective 10 (Biodiversity and Geodiversity). SA Objective 8 (Landscape) HEL171/EMP1 scores a minor negative effect because it would result in the development of a rural area, in close proximity to the edge of the settlement of Elstree. Furthermore, EMP1/HEL171 falls within a character area considered 'Moderate' with regard to strength of character. In line with the assumptions outlined in Appendix 5, a minor negative effect is recorded. SA Objective 10 (Biodiversity and Geodiversity) In order to ensure all options are considered on an equal basis, the assessments are based on site boundaries and the infrastructure requirements set out in Table 2.3 and assumptions outlined Appendix 5 of the SA report only and do not make assumptions about mitigation measures, such as the provision of nature reserves, as it cannot be guaranteed that these will be delivered.
In this regards, the site is considered to represent a more suitable location to direct future growth around Elstree than potential competing sites, including site reference E1 (Land East of Elstree Hill South), which along with it's inappropriate scale of development in the context of Elstree Village, is also indicated within the Sustainability Appraisal (October 2018) as generating significant adverse impacts on local heritage assets (i.e. the Elstree Village Area). Accordingly, by directing development to the south-east of Elstree (to site E1) is acknowledged by HBC's own evidence to cause substantial harm to a designated heritage asset which contributes significantly to the village character of Elstree. HBC will need to carefully consider whether this is a desirable outcome or whether development should be directed towards a more suitable location at Land South of Watford Road, which is more readily capable of accommodating change. Accordingly, the HBC Green Belt Assessment Stage 2 (October 2018) suggests that site E1 performs weakly against the second purpose of the Green Belt (to prevent towns from merging) despite comprising a significant open and rural parcel, with no intervening built form between the edge of Greater London and does not meet the fourth purpose of the Green Belt (to preserve the setting and specific character of historic towns). However, the site is	Noted. Green Belt is a policy designation and not an environmental or sustainability designation. As such, the purposes of the Green Belt are not inherently sustainability issues. Paragraphs 4.10 to 4.16 of the SA Scoping Report explain the relationship between the Green Belt and the SA, including Table 4.1, which demonstrates how each of the purposes of the Green Belt relates to the SA objectives. The SA is a separate assessment process to the Green Belt Assessment and uses a different basis for assessment. The SA does not contradict the Green Belt Assessment as consideration of the historic environment in the SA extends beyond preserving the setting

Consultee and Consultation Comments	Action/Response
located adjacent to the Elstree Village Conservation Area and HBC's own Sustainability Appraisal (October 2018) contradicts the Green Belt Assessment findings, highlighting that development at site E1 would cause substantial harm to designated heritage assets.	and character of historic towns as it considers effects on individual heritage assets.
Aylward Town Planning on behalf of King & Co	
HEL228a&b (St Albans Road, South Mimms), which form the south eastern section of SM2 (Land north of St Albans Road, South Mimms) In the following sections we consider these topic domains in more detail and clarify whether we recommend that these conclusions require further consideration. Education: Whilst there is recognition that the site is well located in terms of its proximity to a primary school, it fails to note that the promoter has very clearly engaged with the primary school and set out a general intent to work positively to deliver additional primary school places as may be needed. We would also note the greater physical separation of parcel SM1 from the primary school. We therefore suggest that this "score" should be upgraded to a "strong positive" or failing that "minor positive".	As mentioned above, the assessments are based on site boundaries, infrastructure requirements set out in Table 2.3 and assumptions set out in Appendix 5 of the SA Report. The engagement with the primary school is not taken into account in the SA, in order to ensure that all sites are considered on an equal basis.
Services: We have already set out that the site should not be characterised as having low accessibility, especially in terms of parts of the SM2 site (HEL228a and HEL228b) closer to the defined settlement edge. The promoter is content to commit to the obligations as set out above and should also acknowledge other infrastructure which would be delivered through CIL. We would conclude that the assessment under this domain of "minor positive" is cautious and could reasonably be upgraded.	The assumptions that inform the SA Framework were consulted on and amended in previous stages of the SA. In line with the assumptions presented in Appendix 5 of the SA Report, the site has been characterised as having medium accessibility[7].
Landscape: Whilst we note that the comments provided effectively conclude a balance of positives and negatives, we feel that it should be reconsidered and it would score positively.	All of the assessments are in line with the assumptions presented in Appendix 5 of the SA Report.
Biodiversity and Geodiversity: The evidence in terms of biodiversity and geodiversity is noted. A key point seems to be the proximity to the Redwell Woods SSSI. It is our understanding from reference to the MAGIC website that the SSSI pertaining to the woods is located north of the HEL228A and HEL228B parcels. We would note the proximity to the very western edges of parcel SM2, but the interface distance between HEL228B and the SSSI is in the region of 500m rather than 100m. We are therefore unclear how development on Parcels HEL228A and HEL228B could result in any significant adverse impact. Given that positive effects are noted, the overall conclusion should change to one of balance. SM2 could not impact (let alone result in its total loss) of the SSSI referred to.	We have appraised SM2 as a site in itself, not the parcels that it comprises. The individual land parcels were not assessed in the SA of the Options Local Plan as only strategic sites were considered at this stage. However, non-strategic site allocations will be assessed in the next stage of the SA. SM2 has scored a mixed significant negative and minor positive effect with uncertainty against SA Objective 10 (Biodiversity and Geodiversity)

[7] The accessibility score for each site was provided by the Council. A site is recorded as medium accessibility when it scores between 10.01 and 15.00.

Consultee and Consultation Comments	Action/Response
	because it falls within 100m of the Redwell Wood SSSI. However, any 'Supporting larger rural communities – growth of key villages' option will enhance green infrastructure, which may lead to habitat improvements and therefore benefit biodiversity.
Air Quality: The evidence in terms of modes of transport and existing air quality is noted. We would note that the relative topography of parcel SM1 would mean that it would be much more prone to particulate-driven air pollution (which would fall to the lower ground of parcel SM1) than either of parcels SM2 and SM3 both of which are higher than the datum = height of the motorway. It may therefore be appropriate to reconsider the scoring for the three parcels, which will clearly not be identical.	All of the assessments are in line with the assumptions presented in Appendix 5 of the SA Report. For SA Objective 13 (Air Quality) the assumptions focus on the presence of AQMAs. SA is a strategic process and therefore refers primarily to designations. Effects of topography on air quality and modelling of such is considered to be outside the scope of the SA.

Appendix B

Site References, Dwelling Numbers and Relevant Development Approaches

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Table B.1: Site references, development option categories and estimated dwelling numbers

ID	Location	Estimated Dwelling Number
Strategic Sites		
Redeveloped urban brownfield site		
HEL392/BE5	Elstree Way Corridor	685
Growth through new garden suburbs		
HEL361/PB1	Wrotham Park west of Baker Street	980
HEL251/PB2	Potters Bar Golf Course	500
HEL362/PB3	South of Potters Bar	900
HEL161/PB4	Land east of Southgate Road, Potters Bar	200
HEL393/BE1	Land south of Allum Lane	100
HEL359/BE2	Land North of Stapleton Road	350
HEL347/BE3	Land to east of Cowley Hill	800
HEL376[8]	Land off Well End Road	525
HEL209a/BE6	Land north of Barnet Lane, Borehamwood	250
HEL201	Land at Little Bushey Lane	241
HEL201 and HEL336 combined/B1	Land East of Little Bushey Lane, Bushey	200-500 (depending on inclusion of secondary school)
HEL181/B2	Compass Park, Land north of Farm Way	350-900 (depending on inclusion of secondary school)
HEL176/B3[9]	Land at Former Bushey Golf and Country Club	220
HEL355/B4	Land at Elstree Road and Heathbourne Road, Bushey Heath	900
HEL379/R1 (including HEL379c)	Kemprow Farm	350
HEL379c	Kemprow Farm	288
HEL346/R2	Home Farm	500
Supporting larger rural communities and growth of key villages		
HEL350/H1	Harperbury Hospital	150

[8] The site area has been reduced since 2018. Only the southern part of the site is now considered a reasonable alternative.
[9] Whilst it is recognised that there is some uncertainty as to how the site could be utilised, it has been considered in this SA as a strategic housing site option. Whilst this site has not been allocated an 'issues and options site category' in the Potential Sites for Housing and Employment document, the Council has advised that it would most appropriately be classed as a 'Growth through new garden suburbs' option by virtue of its location on the edge of Bushey. In line with the description of 'Growth through new garden suburbs' in the Issues and Options document, we have assumed the site would provide between 300 and 500 homes.

ID	Location	Estimated Dwelling Number
HEL236 (incl. HEL236a&b)/S3	Rectory Farm Land	500
HEL348 and HEL349/S4	Shenley Grange	240
HEL385a/SM1	South Mimms growth area, southern plot	240
HEL385b/SM2	South Mimms growth area, western plot	300
HEL385c/SM3	South Mimms growth area, eastern plot	80
HEL516/SM4	South of Greyhound Lane	150
New garden village		
NS1	Land at Coursers Road, Bowmans Cross New Settlement	2,400 homes within the plan period. A total of 6,000 homes when fully built out.
Meeting the needs of other villages		
HEL343/H3	Fields south of Letchmore Heath	500
Non-strategic housing sites		
HEL152	Lyndhurst Farm (whole site)	100
HEL152	Lyndhurst Farm (smaller site)	10
HEL162	Land south of Barnet Road	20
HEL171	Land North of Centennial Park	180
HEL173	Greyhound Lane	90
HEL175	Hartsbourne Country Club	25
HEL177	Dove Lane	170
HEL179	Hilfield Lane	10
HEL180	Kemprow, between White House and Adelaide Lodge	15
HEL196	Land adj Wilton End cottage	45
HEL197a	Land North of Barnet Lane (Site 1)	75 (a and b combined)
HEL197b	Land North of Barnet Lane (Site 2)	75 (a and b combined)
HEL199	Land at Church Lane	10
HEL205	Land at Town Farm (inc. in SM2)	65
HEL211	Land on the north side of Little Bushey Lane	110
HEL212	Land off Watford Road	90

ID	Location	Estimated Dwelling Number
HEL214	Land South of Theobold Street	75
HEL215	Land west of Rossway Drive	40
HEL216	Land west of Potters Bar Station	40
HEL217	Manor Place	70
HEL218	Organ Hall Farm	165
HEL219	Pegmire Lane (South)	15
HEL220	Porters Park Golf Club	40
HEL222	Cobden Hill	10
HEL228a	St Albans Road, South Mimms (inc. SM3)	25
HEL228b	St Albans Road, South Mimms (inc. SM3)	80
HEL231	Starveacres	90
HEL235	Bushey Hall Garage	20
HEL239	Elstree Road (The Paddock)	20
HEL252	Pegmire Lane (North)	35
HEL254	Land r/o Altus, 4 Blanche Lane (west & east)	25
HEL255	Land r/o Altus, 4 Blanche Lane (west & east)	40
HEL274	Edgewarebury House Farm, Elstree Village	100
HEL318	Former Sunny Bank Primary School	80
HEL320	Land Formerly Part of Earl and Cross Keys Farm (north site)	40
HEL321	Land Formerly Part of Earl and Cross Keys Farm (south site)	110
HEL336	Hart's Farm	133
HEL337b	Land East of Farm Way (Site 2)	10
HEL337c	Land east of Farm Way (Site 1)	30
HEL343b	Fields south of Letchmore Heath (smaller site)	10
HEL345	Aldenham Glebe	30
HEL357	Oxhey Lane	170
HEL358	Land South of Shenley Road, Radlett	195
HEL360	Land South of Radlett Lane	230
HEL367	Land West of Watling Street I&O	170

ID	Location	Estimated Dwelling Number
HEL369	Well End Lodge	15
HEL370R	Land West of Shenley I&O	210
HEL371	Old Haberdashers Sports Ground	80
HEL375	Manor Road	40
HEL386	Gravel allotments, Heathbourne Road	30
HEL388	The Point, Borehamwood	150
HEL390	Land adjacent to 52 Harris Lane	50
HEL403	Newberrries Car Park	100
HEL404	Barnet Road Car Park/Clayton Centre	15
HEL502	Birchville Cottage	15
HEL505	Greenacres	35
HEL506	South of Allum Lane (adjacent to HEL341)	70
HEL508	Land at 26 Woodhall Lane	25
HEL509	Little Simpsons, Letchmore	10
HEL510	Melbury Stables	20
HEL601	Green Street, Borehamwood	5
HEL602	Land North West of Elstree	150
Non-strategic employment sites		
HEL171	Land North of Centennial Park	N/A
HEL208	Elton Way, Bushey	N/A
HEL211	Land on the north side of Little Bushey Lane	N/A
HEL238	Land adjacent to Elstree Road, A41 and Dagger Lane	N/A
HEL387b	Rowley Lane	N/A
HEL394	Safeguarded employment land, north west of Cranbourne Road Industrial Estate	N/A
HEL503	Land adjacent to Lismirrane, Elstree	N/A
HEL520b	Land to the South East of Costco, North Western Avenue	N/A
HEL600	Charleston Paddocks, South Mimms Services	N/A
HEL604a	Elstree Aerodrome, South of the Runway	N/A
HEL604b	Elstree Aerodrome, North of the Runway	N/A

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ID	Location	Estimated Dwelling Number
HEL802	Land between A41 and M1	N/A
HEL803	Hilfield Farm	N/A
HEL804	Home Farm	N/A
HEL805	Slades Farm	N/A
HEL806	Land East of Furzefield Wood	N/A
HEL807	Bushey Hall Golf Club	N/A
HEL809	Land to the East of Rowley Lane	N/A
HEL811	Land to the west of Gullimore Farm	N/A
HEL812	Land to East of Southgate Road	N/A
HEL813	Land South of Barnet Road	N/A
HEL814	Land South East of Junction 24 (M25)	N/A
HEL816	Former Mecure Hotel (Tylers Way)	N/A
HEL817	Rectory Farm	N/A
HEL818	Land South of Rowley Lane	N/A
HEL819	Land to the North of Bell Lane	N/A
HEL820	Land North of Salisbury Hall	N/A
HEL821	Land to the West of Hillfield Land	N/A
Non-strategic mixed use sites		
HEL171	Land North of Centennial Park	100
HEL521	Bushey Hall Farm Site, Bushey Mill Lane	80
HEL700	Potters Bar Regeneration	260
HEL701	Ford garage, Potters Bar	35

Appendix C

Review of Plans, Policies and Programmes

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Table C.1: Plans, policies and programmes relevant to the SA of the Hertsmere Local Plan

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
INTERNATIONAL			
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective/appraisal questions to conserve natural resources and cultural heritage.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	Develop policies that take account of the Convention.	Include sustainability objective/appraisal questions to protect the archaeological heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) *Revision of the 1985 Granada Convention*	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	Develop policies that take account of the Convention.	Include sustainability objective/appraisal questions to protect the archaeological heritage.
European Convention on the Conservation of European Wildlife and Natural Habitats (Bern, 1979)	Aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).	Develop policies that take account of the Convention.	Include sustainability objective/appraisal questions to conserve and protect wild plant and animal species.
International Convention on Biological Diversity (1992)	Commitment to biodiversity conservation through national strategies and action plans.	Develop policies that take account of the Convention.	Include sustainability objective/appraisal questions to conserve and protect biodiversity.
Johannesburg Declaration on Sustainable Development (2002)	Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.	Develop policies that take account of the Declaration.	Include sustainability objective/appraisal questions to enhance the natural environment and promote renewable energy and energy efficiency.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: ■ The right of everyone to receive environmental information. ■ The right to participate from an early stage in environmental decision making. ■ The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.	Develop policies that take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.
United Nations Paris Climate Change Agreement (2015)	International agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.	Develop policies that take account of the Agreement.	Include sustainability objective/appraisal questions to minimise greenhouse gas emissions.
NATIONAL			
White Papers			
Energy White Paper: Our Energy Future (2003)	There are four key aims in this document: ■ To put ourselves on a path to cut the United Kingdom carbon dioxide emissions – the main contributor to global warming – by some 60 % by about 2050, with real progress by 2020; ■ To maintain the reliability of energy supplies; ■ To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and ■ To make sure that every home is adequately and affordably heated.	The Local Plan and its policies need to promote development that is energy efficient and increases the use and/or availability or renewable energy.	Include a sustainability objective relating to energy efficiency.
Heritage Protection for the 21st Century: White Paper (2007)	The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:	The Local Plan policies will need to ensure that they protect the Borough's heritage assets.	Include a sustainability objective relating to cultural heritage.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ Developing a unified approach to the historic environment; ■ Maximising opportunities for inclusion and involvement; and ■ Supporting sustainable communities by putting the historic environment at the heart of an effective planning system.		
Natural Environment White Paper 2011 *The Natural Choice: securing the value of nature*	■ Protecting and improving our natural environment; ■ Growing a green economy; and ■ Reconnecting people and nature.	Protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective/appraisal question relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011 *Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity*	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	Develop policies that support renewable energy generation and encourage greater energy efficiency.	Include sustainability objective/appraisal questions to reduce carbon emissions and increase proportion of energy generated from renewable sources.
The Future of Transport White Paper 2004 *A network for 2030*	Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future. Get the best out of our transport system without damaging our overall quality of life. Develop strategies that recognise that demand for travel will increase in the future. Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.	Develop policies that provide for an increase in demand for travel whilst minimizing impact on the environment. Policies also needed to promote public transport use rather than increasing reliance on the car.	Include sustainability objective/appraisal questions to reduce the need to travel and improve choice and use of sustainable transport modes.
Water White Paper 2011 *Water for Life*	Objectives of the White Paper are to: ■ Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it; ■ Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements	Ensure that site allocations and policies will support the wise use of water, and improvement of water quality.	Include sustainability objective/appraisal questions that relate to water quality and quantity.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	in the health of our rivers by reducing pollution and tackling unsustainable abstraction; ■ Keep short and longer term affordability for customers at the centre of decision making in the water sector; ■ Protect the interests of taxpayers in the policy decisions that we take; ■ Ensure a stable framework for the water sector which remains attractive to investors; ■ Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs; ■ Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and ■ Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.		
Urban White Paper 2000 *Our Towns and Cities: The Future – delivering an urban renaissance*	New, sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making them more desirable places to live. Improving quality of life, opportunity and economic success through tailored solutions in towns and cities.	Allocate sites that will effectively deliver better towns and cities taking into account the key aims of the White Paper.	Include sustainability objective/appraisal questions to prioritise new development on brownfield sites or conversion of existing buildings; and to improve the quality of life in urban areas.
Rural White Paper 2000 *Our Countryside: The Future – a fair deal for rural England*	Facilitate the development of dynamic, competitive and sustainable economies in the countryside. Maintain and stimulate communities and secure access to services for those who live and work in the countryside. Conserve and enhance rural landscapes. Increase opportunities for people to get enjoyment from the countryside.	Allocate sites that will increase employment and services in the rural parts of the Borough whilst conserving the landscape.	Include sustainability objective/appraisal questions that aim to improve the economies of rural areas with minimal impact to the environment.

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Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
Housing White Paper 2016 *Fixing our broken housing market*	The White Paper sets out ways to address shortfall in affordable homes and boost housing supply. The White Paper focuses on the following: ■ Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements. ■ Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly. ■ Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations. ■ Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.	Allocate sites that will fulfil the aims of the White Paper, including development on smaller/medium sized sites, brownfield land and sites capable of achieving higher densities.	Include sustainability objectives/appraisals that relate to providing the right mix of housing and recognise the sustainability advantages of development on brownfield land.
Policies and Strategies			
MHCLG (2021) National Planning Policy Framework	Presumption in favour of sustainable development. Achieving sustainable development.	Development plan has a statutory status as the starting point for decision making.	Sustainability Appraisal should be an integral part of the plan making and decision-making process, and should consider all the likely significant effects on the environment, economic and social factors.
	Plan-making.	Development plans should be up-to-date and provide a positive vision for the future of each area.	
	Decision-making.	Local planning authorities should approach decisions on proposed development in a positive and creative way.	

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Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	Delivering a sufficient supply of homes.	Development plans should be informed by a local housing need assessment, conducted using the standard method in national planning guidance[10].	Include a sustainability objective/appraisal question relating to the supply of housing.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area.	Include a sustainability objective/appraisal question relating to strengthening the economy.
	Ensuring the vitality of town centres.	Recognise town centres as the heart of their communities.	Include a sustainability objective/appraisal question relating to the vitality of town centres.
	Promoting healthy and safe communities.	Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.	Include a sustainability objective/appraisal question relating to the promotion of healthy and safe communities.
	Promoting sustainable transport.	Consider transport issues from the earliest stages of plan-making.	Include a sustainability objective/appraisal question relating to sustainable transport and patterns of growth.
	Supporting high quality communications.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks including next generation mobile technology and full fibre broadband connections.	Include a sustainability objective/appraisal question relating to improving communications infrastructure.

[10] MHCLG (2018) Housing Delivery Test Measurement Rule Book.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	Making effective use of land.	Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.	Include a sustainability objective/appraisal question relating to the use of previously developed land.
	Achieving well-designed places.	Set out a clear design vision – design policies should reflect local aspirations and be grounded in an understanding of each area's defining characteristics.	Include a sustainability objective/appraisal question relating to good design.
	Protecting Green Belt land.	To prevent urban sprawl by keeping land permanently open.	Include a sustainability objective relating to urban sprawl.
	Meeting the challenge of climate change, flooding, and coastal change.	Take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overeating from rising temperatures.	Include a sustainability objective/appraisal question relating to climate change mitigation and adaption.
	Conserving and enhancing the natural environment.	Distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.	Include a sustainability objective/appraisal question relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment.	Set out a positive strategy for the conservation and enjoyment of the	Include a sustainability objective/appraisal question relating

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
		historic environment, including heritage assets most at risk through neglect, decay or other threats. A local plan may be considered unsound if there has been no proper assessment of the significance of heritage assets in the area, and the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment.	to the conservation and enhancement of historic features.
	Facilitating the sustainable use of minerals.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective/appraisal question relating to avoiding sterilisation of identified viable mineral reserves.
National Planning Practice Guidance, DCLG	Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including: ■ Air quality ■ Climate change ■ Conserving and enhancing the historic environment ■ Flood risk ■ Health and well being ■ Housing and economic development ■ Natural environment ■ Minerals ■ Rural housing ■ Open space	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on preparation of local plans which can be taken into consideration.	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on undertaking Sustainability Appraisals which can be taken into consideration.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ Transport ■ Waste ■ Water supply, wastewater and water quality		
The Conservation of Habitats and Species Regulations 2017	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species' and the adaptation of planning and other controls for the protection of European sites.	Development should not have an adverse effect on any European sites and European protected species.	Include a sustainability objective/appraisal question regarding the protection of European sites and species.
DfT (2013) Door to Door: A strategy for improving sustainable transport integration	The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted: ■ Improving availability of information; ■ Simplifying ticketing; ■ Making connections between different steps in the journey, and different modes of transport, easier; and ■ Providing better interchange facilities.	Enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective/appraisal question relating to sustainable transport.
DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services	The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors: ■ Agriculture; ■ Forestry; ■ Planning and Development; ■ Water Management; ■ Marine Management; ■ Fisheries; ■ Air Pollution; and	Develop policies that promote conservation and enhancements of biodiversity.	Include sustainability objective/appraisal question that relates to biodiversity.

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	■ Invasive Non-Native Species.		
Lifetime Neighbourhoods (2011)	This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.	The policies and site allocations will need to reflect the requirements set out within the national strategy.	Include a sustainability objective relating to the creation of sustainable communities.
UK Bioenergy Strategy (2012)	The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy. In summary the four principles state that: ■ Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond. ■ Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals. ■ Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy. At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.	The principles of the Bioenergy Strategy 2012 will need to be reflected within the Local Plan policies.	Include a sustainability objective relating to energy efficiency and climate change.
National Planning Policy for Waste (2014)	Key planning objectives are identified within National Planning Policy for Waste, requiring planning authorities to: ■ Help deliver sustainable development through driving waste management up the waste hierarchy; ■ Ensure waste management is considered alongside other spatial planning concerns; ■ Provide a framework in which communities take more responsibility for their own waste;	Develop policies that promote sustainable waste management and use of the waste hierarchy.	Include sustainability objective/appraisal question that relates to waste reduction.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ Help secure the recovery or disposal of waste without endangering human health and without harming the environment; and ■ Ensure the design and layout of new development supports sustainable waste management.		
DCLG (2011) Laying the Foundations: A Housing Strategy for England	Aims to provide support to deliver new homes and improve social mobility.	Develop policies that encourage development of residential properties.	Include sustainability objective/appraisal question that assesses whether housing need is being met.
DEFRA (2018) A Green Future: Our 25 Year Plan to Improve the Environment	Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently.	Develop policies that encourage the protection and enhancement of the natural environment.	Include sustainability objective/appraisal question that relates to the protection and enhancement of the natural environment.
UK Government Sustainable Development Strategy: Securing the Future (2005)	The Strategy sets out 5 principles for sustainable development: ■ Living within environmental limits; ■ Ensuring a strong, healthy and just society; ■ Achieving a sustainable economy; ■ Promoting good governance; and ■ Using sound science responsibly. The strategy sets four priorities for action: ■ Sustainable consumption and production; ■ Climate change and energy; ■ Natural resource protection and environmental enhancement; and ■ Sustainable communities. The strategy commits to: ■ A programme of community engagement;	The Local Plan should seek to deliver sustainable communities. These are places which: ■ Meet the diverse needs of existing and future residents; ■ People want to live and work in; ■ Are sensitive to their environment; ■ Contribute to a high quality of life; ■ Are safe and inclusive; ■ Are well planned, built and run; and ■ Offer equality of opportunity and good services for all.	To ensure that the requirements of the Strategy are embedded within the SA framework.

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Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ Forums to help people live sustainable lifestyles; and ■ Open and innovative ways for stakeholders to influence decision; educating and training.		
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport , water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape , visual impact , dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.	The Local Plan will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
The Carbon Plan: Delivering our Local Carbon Future (2011)	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets. Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.	The Local Plan will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy	Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities: ■ Sustainable consumption and production; ■ Climate change and energy; ■ Natural resource protection and environmental enhancement; and ■ Sustainable communities.	Develop policies that meet the aims of the Sustainable Development Strategy.	Include sustainability objective/appraisal questions to cover the shared priorities.
Department of Health (2010) Healthy Lives, Healthy People: our Strategy for public health in England	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	Policies within the Local Plan should reflect the objectives of the strategy where relevant.	Include a sustainability objective/appraisal question relating to health and well-being.

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Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Policies should seek to promote zero carbon residential development.	Include sustainability objectives/appraisal questions relating to renewable energy generation and energy efficiency.
DECC (2011) UK Renewable Energy Roadmap *(updates setting out progress and changes to the strategy dated 2012 and 2013)*	Make the UK more energy secure. Help protect consumers from fossil fuel price fluctuations. Help drive investment in new jobs and businesses in the renewable energy sector. Keep the UK on track to meet carbon reduction objectives.	Encourage developments that would support renewable energy provision including electricity, heat and transport.	Include sustainability objectives/appraisal questions relating to renewable energy generation and energy efficiency.
Community Energy Strategy (DECC, 2014)	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: ■ Generating energy (electricity or heat); ■ Reducing energy use (saving energy through energy efficiency and behaviour change); ■ Managing energy (balancing supply and demand); and ■ Purchasing energy (collective purchasing or switching to save money on energy).	Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.	Include sustainability objectives/appraisal questions relating to renewable energy generation and energy efficiency.
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (DEFRA, 2013)	The report sets out visions for the following sectors: ■ Built Environment – "buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change". ■ Infrastructure – "an infrastructure network that is resilient to today's natural hazards and prepared for the future changing climate". ■ Healthy and resilient communities – "a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better	Policies should take account of the aims of the Programme.	Include sustainability objectives/appraisal questions which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate". ■ Agriculture and Forestry – "profitable and productive agriculture and forestry sectors that take the opportunities from climate change are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity". ■ Natural Environment – "the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides". ■ Business – "UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change". ■ Local Government – "Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate".		
The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)	This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to: ■ "Manage the risk to people and their property; ■ Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; ■ Achieve environmental, social and economic benefits, consistent with the principles of sustainable development".	Policies should seek to reduce and manage the risk of all types of flooding.	The SA framework should include sustainability objectives/appraisal questions which seek to reduce the risk and manage flooding sustainably.
Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a	The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:	Primarily an issue for the County Waste Plan and Waste Management Strategy rather than the Local Plan.	N/A.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
more resource efficient economy (HM Government, 2013)	■ Encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; ■ Encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; ■ Help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and ■ Support action by central and local government, businesses and civil society to capitalise on these opportunities.		
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there. The vision for 2030 is one where we, as a country have: ■ "Improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; ■ Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; ■ Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; ■ Cut greenhouse gas emissions; and ■ Embed continuous adaptation to climate change and other pressures across the water industry and water users".	Policies should aim to contribute to the vision set out in this Strategy.	Include sustainability objectives/appraisal questions which seek to protect, manage and enhance the water environment.
The Air Quality Strategy for England vol. 1 (2007)	The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could	The Local Plan policies will need to work towards further improving air quality in the UK.	Include a sustainability objective relating to air quality.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of strategy are to: ■ Further improve air quality in the UK from today and long term. ■ Provide benefits to health, quality of life and the environment.		
Working with the grain of nature – A Biodiversity Strategy for England (2011)	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.	The Local Plan should minimise loss of biodiversity when allocating sites for development.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
National Infrastructure Plan (2014)	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects.	The Local Plan objectives and policies should support the delivery of infrastructure to support new development.	To ensure that infrastructure delivery in embedded within the SA framework.
Water Resources Strategy for England and Wales (Environment Agency, 2009) *Water for People and the Environment*	The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs". Its aims include: ■ To manage water resource and protect the water environment from climate change. ■ Restore, protect, improve and value species and habitats that depend on water. ■ To contribute to sustainable development through good water management. ■ People to understand how water and the water environment contribute to their quality of life.	Policies should reflect the aims of the strategy where relevant.	Include sustainability objectives/appraisal questions that seek to promote water management and efficiency.
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	The vision is "by 2030, all England's soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations". The Strategy highlights the areas for priority including:	Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.	Include sustainability objectives/appraisal questions that seek to safeguard and enhance the quality of soil.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ Better protection for agricultural soils. ■ Protecting and enhancing stores of soil carbon. ■ Building the resilience of soils to a changing climate. ■ Preventing soil pollution. ■ Effective soil protection during construction and development. ■ Dealing with our legacy of contaminated land.		
The Plan for Growth implementation update (2013)	The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth: ■ Creating the most competitive tax system in the G20. ■ Encouraging investment and exports as a route to a m ore balanced economy. ■ Making the UK the best place in Europe to start, finance and grow a business. ■ Creating a more educated workforce that is the most flexible in Europe.	The Local Plan policies will need to reflect the ambitions set out within the Plan for Growth 2013.	Include a sustainability objective relating to economic growth.
DEFRA (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life. Render polluting emissions harmless.	Develop policies that aim to meet the standards.	Include sustainability objective/appraisal questions to protect and improve air quality.
Legislation			
Housing Act 2004	Protect the most vulnerable in society and help create a fairer and better housing market.	Develop policies that help to create a fairer and better housing market.	Include sustainability objective/appraisal questions to

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	Strengthen the Government's drive to meet its 2010 decent homes target.		improve access to good quality and affordable housing.
Housing and Planning Act (2016)	The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home-ownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.	The Local Plan will need to take account of the provisions of the Act in relation to housing provision.	Include a sustainability objective relating to the provision of an appropriate range of housing within the Borough.
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages. ■ The new act makes it easier for local people to take over the amenities they love and keep them part of local life. ■ The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done. ■ The act places significantly more influence in the hands of local people over issues that make a big difference to their lives. ■ The act provides appropriate support and recognition to communities who welcome new development. ■ The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future. ■ The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers. ■ The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.	The Local Plan will need to reflect the principles of Localism as identified in the document, including Neighbourhood Planning.	To ensure the concepts of the Localism Act are embedded within the SA framework. *Relates to the overall SA process.*

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	■ The act gives Local Authorities more control over the funding of social housing, helping them plan for the long-term. In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.		
The Climate Change Act (2008)	The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol. The Climate Change Act includes the following: ■ 2050 target. The act commits the UK to reducing emissions by at least 100% by 2050 and CO2 emission reductions of at least 26% by 2015, against a 1990 baseline (in 2008 the target was set at 80%, however the target has recently been amended by Statutory Instrument No. 1056 to 100%). ■ Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.	The Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.	Include a sustainability objective relating to climate change.
Energy Act (2008)	The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO. Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years. Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.	Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.	Include a sustainability objective relating to energy efficiency and climate change.

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Flood and Water Management Act (2010)	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	The Local Plan should protect existing and future development as well as residents from flood risk.	The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.
Environmental Protection Act (1990)	Makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.	No formal targets identified.	The Local Plan should ensure environmental impacts are integrated into decision-making. The SA should assess the potential effects on the Plan on the natural environment.
HM Government (2003) The Urban Waste Water Treatment Regulations	The Regulations protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.	The Regulations require specific: ■ Collection and treatment of waste water standards for relevant population thresholds; ■ Secondary treatment standards; and ■ A requirement for pre-authorisation of all discharges of urban wastewater. Monitoring of the performance of treatment plants and receiving waters and Controls of sewage sludge disposal and re-use, and treated waste water re-use.	SA objectives should include priorities to minimise adverse effects on ground and/or surface water.
HM Government (2017) The Water Environment (Water Framework Directive) Regulations	The Regulations protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process.	All surface water bodies should achieve good ecological status and good chemical status by December 2021.	The Local Plan policies should consider how the water environment can be protected and enhanced.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
		Production of River Basin Management Plans.	This will come about through reducing pollution and abstraction. SA Framework should consider effects upon water quality and resource. Protection and enhancement of water courses can be can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.
HM Government (2016) the Water Supply (Water Quality) Regulations	The Regulations focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.	Sets levels of certain characteristics, elements and substances that are allowed in drinking water to protect public health, and how much of each substance should be in the water supply.	Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. SA Framework should consider objectives relating to water quality.
HM Government (2016) The Nitrate Pollution Prevention Regulations	The Regulations provide for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.	Provides for the identification of vulnerable areas.	Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development fails to be considered within its scope. Policies should consider objective to promote environmentally sensitive agricultural practices.
HM Government (2010) The Air Quality Standards Regulations (as amended)	The Regulations set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM_{10} and $PM_{2.5}$) and nitrogen dioxide (NO_2). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).	Sets limits on concentrations of: ■ PM_{10} ■ $PM_{2.5}$	Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example,

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
		■ Nitrogen dioxide (NO_2) ■ Oxides of nitrogen (NO_x) ■ Sulphur dioxide (SO_2) ■ Lead ■ Benzene ■ Carbon Monoxide (CO)	an encouragement to reduce vehicle movements. SA Framework should include objectives relating to air quality.
HM Government (2006) The Environmental Noise Regulations (as amended)	The Regulations apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at work places; inside means of transport; or military activities in military areas.	No formal targets identified.	The Local Plan will need to have regard to the requirements of the Environmental Noise Directive.
HM Government (2020) The Waste (Circular Economy) (Amendment) Regulations	The Regulations amend a range of legislation to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.	No formal targets identified.	The Local Plan should promote the circular economy. The SA framework should include an objective to minimise waste and promote sustainable waste management.
HM Government (2021) The Energy Performance of Buildings Regulations	The Regulations seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance,	Requires energy performance certification.	The Directive will help manage energy demand and thus reduce consumption. As a result it should help reduce greenhouse gas

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Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	reported through Energy Performance Certificates and Display Energy Certificates.		emissions, and ensure future energy security.
HM Government (2013) The Bathing Water Regulations	Seeks to protect and enhance the quality of bathing waters and enable the public to be informed about bathing water quality.	Sets standards for the quality of bathing waters in terms of: ■ The physical, chemical and microbiological parameters; ■ The mandatory limit values and indicative values for such parameters; and ■ The minimum sampling frequency and method of analysis or inspection of such water.	Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. SA Framework should consider objectives relating to water quality.
Town and Country Planning Legislation	A range of legislation published in 2017 is of relevance to the Local Plan. This includes: ■ The Neighbourhood Planning Act 2017 – Act aims to strengthen neighbourhood planning by ensuring that planning decision-makers take account of well-advanced neighbourhood development plans and by giving these plans full legal effect at an earlier stage. ■ The Town and Country Planning (Brownfield Land Register) Regulations 2017 – The regulations require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development. ■ The Town and Country Planning (Permission in Principle) Order 2017 – The Order provides that sites entered on Part 2 of the new brownfield registers will be granted permission in principle. The regulations and order above aim to improve the quality and consistency of data held by local planning authorities, which will provide certainty for developers and communities, encouraging investment in local areas.	The Local Plan policies should take into account well-advanced neighbourhood plans. The Local Plan should promote and prioritise development of brownfield land.	Include a sustainability objective/appraisal question that recognises the sustainability value of development on brownfield land.

Plan or Programme	Key Objectives Relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
Planning (Listed Buildings & Conservation Areas) Act 1990	This Act details the requirements for listing buildings of special architectural or historic interest and identifying conservation areas. The Act details requirements for works to these or that may otherwise affect these. It aims to ensure that such requirements are enforced and to prevent deterioration of and damage to special buildings and areas.	Local Plan policies should protect listed buildings and conservation areas by preventing harm to and deterioration of these.	Include a sustainability objective relating to the historic environment.
Ancient Monuments & Archaeological Areas Act 1979	This Act makes provision for investigation, preservation and recording of matters of archaeological and historic interest, in particular ancient monuments and areas of archaeological importance and activities affecting these.	Local Plan policies should protect ancient monuments and areas of archaeological interest.	Include a sustainability objective relating ancient monuments and archaeological areas.

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Appendix D

Update Baseline Information

Biodiversity and Geodiversity

D.1 A number of habitats within Hertsmere have been identified as internationally important under the Habitats Regulations, including characteristic oak-hornbeam woodlands. However, there are international-level designations in the Borough such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites. As mentioned previously, an HRA will be undertaken during the plan preparation process and its results used to inform the SA. Whilst SACs and SPAs are designated in line with the EU Habitats Directive, these designations will be retained through domestic legislation despite the UK's departure from the EU.

D.2 There are two Sites of Special Scientific Interest (SSSIs) in Hertsmere Borough:

- *Redwell Wood*, a large ancient semi natural woodland which is notified primarily for its oak hornbeam stand type with healthy remnants (58% in favourable condition, 42% in unfavourable recovering condition)[11];
- *Castle Lime Works*, a geological SSSI displaying the finest exposure of clay-filled pipes in the chalk karst of England (100% in unfavourable declining condition)[12].

D.3 There are three Local Nature Reserves within Hertsmere: Fisher's Field, Hillfield Park Reservoir and Furzefield Wood & Lower Halfpenny Bottom. There are no National Nature Reserves located within the Borough[13].

D.4 Some 130 Wildlife Sites were identified in Hertsmere in 2008, making up approximately 7% of the Borough. Six sites larger than 50ha were identified: Hillfield Park Reservoir, Little Organ Hall Farm pasture, Porters Park (Radlett) Golf Course, Dyrham Park, Tyttenhanger Gravel Pit and Redwell, Hawkshead & Mymmshall Wood[14].

[11] Natural England (2021) Natural England website: Designated Sites View, Redwell Wood SSSI. Available at: https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001716&SiteName=redwell%20wood&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=

[12] Natural England (2021) Natural England website: Designated Sites View, Castle Lime Works Quarry SSSI. Available at: https://designatedsites.naturalengland.org.uk/ReportConditionSummary.aspx?SiteCode=S1000741&ReportTitle=Castle%20Lime%20Works%20Quarry%20SSSI

[13] Biodiversity, Trees and Landscape SPD: Part B – Biodiversity (2010) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-BD10a-BTL-SPD-2010-Part-B.pdf

[14] Biodiversity, Trees and Landscape SPD: Part B – Biodiversity (2010) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-BD10a-BTL-SPD-2010-Part-B.pdf

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D.5 The Hertfordshire Biodiversity Action Plan[15] identified two Key Biodiversity Areas in Hertsmere:

- *Upper Colne Valley*: An area of wetlands and heath centred on the River Colne, Tyttenhanger Gravel Pit and Colney Heath in St Albans District.
- *Mymmshall Brook/Water End*: The woodland complex of Redwell Wood and the stream swallow holes and associated sites around the brook up to the major swallow hole complex just to the north.

D.6 Hertsmere contains three Regionally Important Geological Sites (RIGS): Shenley Chalk Mine, Radlett Plantation and Radlett Field.

D.7 The underlying bedrock in Hertsmere is chalk, which rises at the Chilterns to the north, and underlies London to the south. The chalk is important in influencing the general topography of the area and in providing an underground aquifer, which affects the calcareous nature of the water and the levels of rivers, streams, springs and flushes[16].

D.8 In Hertsmere, the chalk occurs at the surface around Aldenham, southwest and northeast of Radlett towards North Mymms Park and the edges of the Mimmshall Brook valleys. It is edged by the overlying Reading Beds, consisting of mottled clay, sands and pebbles that occur at the surface, in a band, from Radlett to South Mimms and Potters Bar. Most of the solid geology consists of London Clay, which dominates much of the Borough, from Bushey and Borehamwood across to Potters Bar[17].

Soils and Minerals

D.9 Geologically, Hertsmere lies on the boundary between the chalk of Hertfordshire to the north and the London clay and Reading Beds of the London Basin to the south. There is a marked contrast in soil types across the Borough. In the headwaters of the catchment (southern end of the Borough) across Borehamwood, Bushey and Potters Bar the soils are generally clays of low permeability, seasonally waterlogged, with medium to high runoff producing potential. The soils in the lower part of the catchment (northern end of the Borough) across Radlett and Shenley are generally well-drained, loamy sandy soils permeable producing relatively low amounts of runoff[18].

D.10 The geology noted above gives rise to acid-neutral soils within Hertsmere, apart from localised areas where calcareous soils may exist directly influenced by the chalk. These are largely Argillic brown earths or brown earths, clayey or loamy and with impeded drainage[19].

D.11 Hertsmere contains a minerals and railhead safeguarding area. The mineral safeguarding area for sand/gravel covers a large proportion of Hertsmere, while the railhead safeguarding area is located to the north of Hertsmere, within close proximity to Radlett.

D.12 According to Natural England's Agricultural Land Classification, land within Hertsmere Borough includes best and most versatile agricultural land, with elements of Grade 2 agricultural land around Aldenham, Letchmore Heath and Colney Heath, and the majority of land being Grade 3. Over 95% of new homes were provided on previously developed land, mostly within defined urban areas, according to the Authority Monitoring Report 2013/14 . The Borough also contains important reserves of sand and gravel, which have been identified by Hertfordshire County Council as 'preferred areas' for future mineral extraction in its Minerals Local Plan.

Landscape

D.13 There is no Area of Outstanding Natural Beauty in Hertsmere.

D.14 Hertsmere falls within the Northern Thames Basin National Character Area (NCA), which contains a diverse range of semi-natural habitats including ancient woodland, lowland heath and floodplain grazing marsh. The pattern of woodlands is varied across the area and includes considerable areas of ancient semi-natural woodland. Hertfordshire is particularly wooded in some areas. Significant areas of wood pasture and pollarded veteran trees are also present. Mixed farming is characteristic of the basin, with arable land predominating in the Hertfordshire plateaux. Landscape parklands surrounding 16th and 17th century rural estates and country houses built for London merchants are a particular feature in this NCA[20].

[15] A Local Biodiversity Action Plan (reviewed March 2006) http://www.hef.org.uk/nature/biodiversity_vision/

[16] Biodiversity, Trees and Landscape SPD: Part B – Biodiversity (2010) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-BD10a-BTL-SPD-2010-Part-B.pdf

[17] Biodiversity, Trees and Landscape SPD: Part B – Biodiversity (2010) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-BD10a-BTL-SPD-2010-Part-B.pdf

[18] Strategic Flood Risk Assessment: Level I (2018) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/20180604-Hertsmere-Borough-Council-SFRA-L1-Report-Final-v6.pdf

[19] Biodiversity, Trees and Landscape SPD: Part B – Biodiversity (2010) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-BD10a-BTL-SPD-2010-Part-B.pdf

[20] National Character Area profile: 111: Northern Thames Basin (2013)

D.15 Hertsmere contains 16 Local Character Areas (No. 014-029), the largest of which are located in the centre of Hertsmere, between the settlements of Radlett, Borehamwood and Potters Bar (Borehamwood Plateau, High Canons Valleys and Ridges and Arkley Plain). These three LCAs contain gently undulating ground, with a number of distinctive features including historic parklands, reservoirs and pasture lands.

Open Space

D.16 A total of 175 open spaces have been identified in Hertsmere, comprising 315 hectares. The largest contributor to accessible provision is parks and gardens (109 hectares); accounting for 35% of open space[21].

D.17 Hertsmere has a diverse distribution of different types of open space. However, compared to the proposed standards there are a number of deficiencies within Hertsmere. In particular, Hertsmere has a current provision level of 0.06 hectares per 1,000 population which is below the recommended benchmarks. Only one site rates below the threshold for value; Richfield Road. All other sites rate above the threshold for value, reflecting the role and importance of open space provision to local communities and environments[22]. The coronavirus pandemic has highlighted the importance of accessible open space for all.

Green Space

D.18 Some 591 sites within Hertsmere have been identified as green space or amenity land. A large majority of these are considered 'amenity greens', comprising almost 60% of the sites identified. 'Amenity greens' are defined as roadside verges or very small areas of green space. Although amenity greens tend to provide a more useable space for people than say semi natural greenspace, they do not contribute as much as other types (e.g. parks or outdoor sports facilities) to local communities in terms of recreation, social, environmental and visual amenity terms[23].

D.19 Hertsmere's Green Infrastructure Plan[24] seeks to conserve and enhance strategic greenspaces and Green Infrastructure (GI) resources such as registered and minor historic parklands, as well as areas with an intact small scale or historic field boundary network, minor watercourses and wetlands within Hertsmere. There are also a series of important links to the wider greenspace network, particularly to London and the All London Green Grid via the London Loop and Aldenham Country Park.

Air Quality

D.20 The main air quality issues in Hertsmere relate to nitrogen dioxide (NO_2). Hertsmere Council has recorded concentrations of NO_2 above the annual mean objective at a number of relevant locations outside existing Air Quality Management Areas (AQMAs)[25]. However, as these are all in close proximity to existing AMQAs it is not considered necessary to amend existing or create new AQMAs at these locations. All other pollutants in the Borough are meeting the objective levels. At present, there are eight AQMAs located in Hertsmere:

- AQMA 1 – An area comprised of the properties at 23-27 Dove Lane and the caravan site Brookes Place off the A1000 Barnet Road, near the M25.
- AQMA 2 – An area comprised of Charleston Paddocks, St Albans Road, South Mimms, Potters Bar, near the M25.
- AQMA 3 – An area comprised of properties 31-29 Blanche Lane South Mimms near the M25.
- AQMA 4 – An area comprised of the domestic properties 12 Grove Place, Hartspring Lane and caravans numbered 1-4, 7-8, 55-58 and 60 within Winfield Caravan site, Hartspring Lane, near the M1 at Bushey.
- AQMA 5 – An area comprised of eight properties on the east side of the A5183 High Street, Elstree around the junction with the A411 Barnet Lane.
- AQMA 6 – An area comprised of properties at 133 to 167 High Street on the east side of the High Street opposite the bus station Potters Bar.

http://publications.naturalengland.org.uk/publication/4721112340496384?category=587130

[21] Hertsmere Open Space Assessment Report (2019) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertsmere-Open-Space-Assessment-Report.pdf

[22] Hertsmere Open Space Assessment Report (2019) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertsmere-Open-Space-Assessment-Report.pdf

[23] Green Spaces and Amenity Land Report (2012) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB26-Green-Spaces-Amenity-Land-2012.pdf

[24] Hertsmere Borough Green Infrastructure Plan (2011) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Development-Framework/Hertsmere-Green-Infrastructure-Plan.pdf

[25] 2015 Air Quality Updating and Screening Assessment (2015) https://www.hertsmere.gov.uk/Documents/04-Environment-Refuse--Recycling/Environmental-Health/Pollution-Control/Updating-and-Screening-Assesment-2015.pdf; those sites exceeding the annual mean objective that are not located within an existing AQMA are as follows: central Potters Bar; on the periphery of South Mimms; central Radlett; central Elstree; adjacent to Hartspring Lane; and in central Borehamwood.

- AQMA 7 – An area encompassing residential properties along both sides of Watling Street, Radlett, between the junctions with Park Road and Aldenham Road.
- AQMA 8 – An area encompassing residential, commercial and retail properties along both sides of Shenley Road and Theobald Street, and the roundabout joining Shenley Road and Eldon Avenue.

D.21 A managed motorway scheme was recently implemented on a section of the M25 running through the Borough between Junctions 23 and 24 (South Mimms services to Potters Bar). The air quality impacts arising from this change are currently under investigation.

Climatic Factors

D.22 There is widespread scientific consensus that the Earth's climate is changing and that human activity could be the principal cause. Scientific forecasts suggest that the UK's climate will continue to get warmer and that heavy rainfall will be more frequent. Weather extremes, such as heat waves would become more common and others such as snowfall would become less common. Sea levels will continue to rise and storm surges will become more frequent, increasing the risk of flooding in coastal areas. The State of the Environment: The Urban Environment report states that the changing climate will continue to exacerbate environmental pressures experienced in urban areas. While blue-green infrastructure makes a relatively small contribution to mitigating climate change, nature-based solutions such as natural flood management strategies can play a part in addressing the challenges from climate change. The report concludes by stating that how urban areas grow, as well as by how much, will affect their environments, and the ability to mitigate and adapt to climate change[26].

D.23 Changes to the climate will bring new challenges to the Borough's built and natural environments. Climate change estimates (at the 50% probability level) for the East of England between 2080 to 2099, based on medium emissions scenarios, predict an increase in winter mean temperature of approximately 2.5ºC and an increase in summer mean temperature of approximately 3.8ºC[27]. Furthermore, winter mean precipitation is predicted to increase by 16% and summer mean precipitation is predicted to decrease by 27%.

D.24 In 2017, Hertsmere emitted the second highest amount of CO_2 (703.5kt CO_2) overall amongst all local authorities in Hertfordshire County, after St Albans City and District Council (932.5kt CO_2). This was mainly due to the amount of CO_2 emitted via transport (388.3kt CO_2)[28]. Furthermore, Hertsmere emitted the highest amount of CO_2 per capita (6.8t CO_2) overall amongst all local authorities in Hertfordshire County, with St Albans City and District Council emitting 6.3t CO_2 overall.

Water Quality and Water Resources

D.25 Hertsmere Borough falls within the catchment of the River Colne, which flows from northeast to southwest from Colney Heath through to Watford. The main tributaries of the Colne along this reach are the Hilfield Brook, Radlett Brook, Tykeswater and Mimshall Brook.

D.26 Hertsmere mainly falls within the Colne Management and Operational Catchment. A majority of water for people and businesses is abstracted from groundwater within the catchment. Some rivers fed by this suffer from low flows during dry weather, which is exacerbated by abstraction. In the future, the demand for water for people, business and the environment may increase beyond the capacity available locally[29].

D.27 Affinity Water provides the mains water supply in Hertsmere Borough. Water consumption in Hertfordshire is thought to be above average compared to the rest of the UK. At the Hertfordshire Water Summit in 2013, it was suggested that water consumption in Hertfordshire was 166 per capita consumption (pcc), compared to the UK average of 150 pcc[30]. However, Affinity Water's Water Resources Management Plan[31] found that their Central and Southeast regions do not have sufficient water for the whole of the 25-year planning period to meet their customers' need for water. They have considered a wide range of options to rebalance supply and demand, which has resulted in a substantial investment programme for their Central region, where Hertsmere is located.

[26] Environment Agency, Chief Scientist's Group (2021), The state of the environment: the urban environment. Available at: www.gov.uk/government/publications/state-of-the-environment
[27] UK Climate Projections (July 2021) https://www.metoffice.gov.uk/pub/data/weather/uk/ukcp18/science-reports/UKCP18-Key-results.xlsx
[28] UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017 (2019) https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017
[29] Catchment Data Explorer: Colne Management Catchment (2017) http://environment.data.gov.uk/catchment-planning/ManagementCatchment/3017
[30] Hertfordshire Water Summit, 14 March 2013
[31] Affinity Water: Water Resources Management Plan, 2020-2028 (2020) https://www.affinitywater.co.uk/docs/Affinity_Water_Final_WRMP19_April_2020.pdf

D.28 As a result of planning to reduce abstraction from Chalk catchments and to improve resilience to drought events, Affinity Water's Central region faces a shortfall in supply under drought conditions of 43 Ml/d by 2025, rising to 256 Ml/d in 2080. Available water supplies continue to fall throughout this time due to the impacts of climate change and demand increases due to population growth. Affinity Water's Water Resources Management Plan sets out how this is expected to be managed, noting that the approach is flexible to adapt to changing circumstances. Affinity Water notes that in the medium to long term, there is a need for significant infrastructure provision and import of water to this area.

D.29 Wastewater can have a detrimental impact on water quality, with over 2,000 residential properties and six large sewage treatment works discharging treated water into local rivers in the catchment. In addition, challenges caused when intermittent sewage is discharged (under license) during storm events, can also impact on groundwater[32].

D.30 Hertfordshire County Council, in conjunction with nine Hertfordshire local authorities and Chiltern District Council, commissioned a Water Study in 2015 which was completed in early 2017[33]. This involved collaborative working between the County and district councils, the Environment Agency, Hertfordshire LEP and the water companies that serve the area (Thames Water, Affinity Water and Anglian Water). This describes the current environmental and infrastructure capacity with regards to water infrastructure and resources in the Hertfordshire area and considers solutions to any capacity issues identified over the period 2021 to 2051. This includes a provisional five point action plan, including the following headline actions:

- Establish a water and sewerage infrastructure delivery partnership.
- Establish an integrated planning portal and single point of contact.
- Create a growth risk profile.
- Explore long term funding opportunities.
- Plan for AMP7 (2020-25) and the Price Review Mechanism (PR19)[34].

Flood Risk

D.31 The risk of flooding posed to properties arises from a number of sources including river, groundwater, surface water and sewers. Hertsmere has a history of drainage infrastructure flooding, which has been recorded in all urban areas across the Borough.

D.32 The updated Hertsmere Borough Strategic Flood Risk Assessment (SFRA) was published in May 2018[35]. Hertsmere falls within the catchment of the River Colne, which has extensive partially developed floodplain with development built up to the water's edge and narrow floodplains in the headwaters, with some properties at risk of flooding. The following table, taken from the SFRA (2018) demonstrates potential flood sources and pathways in Hertsmere.

Table D.1: Potential sources of flooding in Hertsmere

Flood Type	Source	Pathway
Fluvial	Hilfield Brook / Radlett Brook / Tykeswater and Mimmshall Brook	Floodplain ponding/conveyance/breach and overtopping
Surface Water	Greenfield runoff / Urban runoff	Flow paths merging from surrounding fields
Arterial Drainage Network	Urban runoff	Surcharged sewers or burst water mains (failure of infrastructure)
Groundwater	Perched within alluvial deposits	Rising water level
Artificial Source	Reservoir	Flow paths should a reservoir fail

[32] Catchment Data Explorer: Colne Operational Catchment (2017) http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3096/Summary

[33] Hertfordshire Water Study 2017, Infrastructure & Resources, Sub-catchment Solutions (2021-2051) (March 2017) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertfordshire-Water-Study-2017-.pdf

[34] Ofwat, 2019 Price Review (2019) https://www.ofwat.gov.uk/regulated-companies/price-review/2019-price-review/

[35] Strategic Flood Risk Assessment: Level 1 (2018) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/20180604-Hertsmere-Borough-Council-SFRA-L1-Report-Final-v6.pdf

D.33 There have been a number of incidents of fluvial flooding from the River Colne, most recently in February 2014. There are also historic records of fluvial flooding from the Radlett Brook and Mimmshall Brook. There have also been historic incidents of flooding from a range of other sources, including land drainage, surface water sewers and highway drainage, among others. Historic flood events have mostly affected properties in Borehamwood, Bushey and Potters Bar[36].

D.34 There are a number of Source Protection Zones within the Borough to ensure that rivers and aquifers are protected from pollution, with these principally located within the northeast and west of the Borough.

D.35 Hertsmere contains a number of areas susceptible to flooding. Areas of land within Flood Zones 2 and 3 are located along the west-north boundary of the Borough, as well as The Brook, Mimmshall Brook and Catherine Bourne.

D.36 Overall, surface water flooding is highlighted as a major cause of frequent flooding in the Borough and often occurs in combination with groundwater flooding.

Historic Environment

D.37 There are many historic and heritage designations within Hertsmere, including 317 Listed Buildings, 23 Conservation Areas, 31 Sites of Archaeological Interest, four Registered Parks and Gardens (Wrotham Park, Aldenham House, Wall Hall, The Rose Garden, Bushey), and four Scheduled Monuments. The Rose Garden is a key local attraction, which celebrated its 100th birthday in 2013. It was created by famous landscape designer Thomas Mawson, who went on to become the first president of the Landscape Institute. The Battle of Barnet 1471 Registered Battlefield is also partially within the Borough's boundary. Hertsmere Borough also maintains a list of Locally Important Buildings, which includes 979 buildings of local significance. At present there are no heritage assets at risk within the Borough.

D.38 The Hertfordshire Historic Environment Record (HER) contains information on historic buildings, archaeological remains, historic sites and military remains. It can be used to identify significant historic remains and contains information on surveys and archaeological excavations undertaken in Hertfordshire. LUC sought to obtain data from the HER but was unable to do so in time to inform this report. Instead, data from Heritage Gateway has been used but we will continue to work with the Council to ensure that any relevant data or features are taken into account in the SA.

D.39 Proximity to London and the rapid growth in development pressures in the 20th century have resulted in the growth of suburban development in the southern part of Hertfordshire. This in turn led to the designation of a large proportion of the county as Green Belt. Hertfordshire's inherited built environment is generally low rise, including in Hertsmere. Guidance from Hertfordshire County Council[37] states that historic buildings need to adapt and manage change to remain viable. It also encourages new development to respect historic buildings, but not to replicate them. Hertfordshire is characterised by traditional (mainly pre 1850s) building materials related to its geology and landscape.

D.40 At present, there is no information available on visitor numbers to specific heritage assets in Hertsmere.

Health

D.41 The health of people in Hertsmere is generally better than the national average. Some 84.42% of people reported being in 'very good' or 'good' health, while only 4.15% of people reported being in 'bad' or 'very bad' health[38]. The breakdown by ward of resident general health in the 2011 Census shows that Aldenham East has the best health in Hertsmere with 90.55% reporting very good or good health. However, Borehamwood Cowley Hill ward has the worst with only 78.6% reporting 'very good' or 'good' health[39].

D.42 In 2017/18, 63% of adults in Hertsmere were physically active, compared to the English average of 66%. Furthermore, in 2017/18, 60.5% of adults in the area were recorded as being overweight, compared to the English average of 62%. 17.4% of children in Year 6 were classified as obese, better than the average for England[40].

D.43 Life expectancy for both men and women is higher than the England average. However, life expectancy is 9.2 years lower for men and 6.2 years lower for women in the most deprived areas of Hertsmere than in the least deprived areas[41].

[36] Strategic Flood Risk Assessment: Level 1 (2018) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/20180604-Hertsmere-Borough-Council-SFRA-L1-Report-Final-v6.pdf

[37] Hertfordshire County Council (date unavailable) Building Futures website [online] available at: https://www.hertfordshire.gov.uk/microsites/building-futures/a-sustainable-design-toolkit/technical-modules/design/understanding-hertfordshires-character.aspx, accessed 30/11/17

[38] Nomis - Labour Market Statistics. Available [online] at: https://www.nomisweb.co.uk/census/2011/QS302EW/view/1946157225?rows=c_health&cols=rural_urban, accessed 02/09/21

[39] English Indices of Deprivation (2015) https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015

[40] Public Health England: Hertsmere District Health Profile 2018

[41] Local Authority Health Profile 2019 – Hertsmere (2020) https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000098.html?area-name=hertsmere

D.44 An Indoor Leisure Facilities Needs Assessment for Hertsmere was conducted in 2019. It found that there is a need to balance the needs of the core market of people already taking part in local sports clubs, whilst ensuring the growth of existing or new activities which meet the needs of a more diverse and ageing population[42].

D.45 Alongside this assessment, a Playing Pitch Strategy Assessment was also conducted in 2019. It found that the current football pitch provision in particular is insufficient. When considering future demand, these shortfalls will worsen on youth and mini pitch types[43].

D.46 More generally, the State of the Environment: The Urban Environment report finds that England's urban environment and population is rapidly growing, both in city centres and the suburbs. This is resulting in the decline of urban natural capital in English cities; it is estimated that the proportion of England's urban areas made up of green space declined from 63% in 2001 to 55% in 2018. The report notes that the benefits of urban natural capital include; the absorption and storage of carbon, the reduction of the heat island effect, the growth of biodiversity, the reduction of flood risk and restorative effects on wellbeing through recreation in nature. The decline of these resources is therefore anticipated to have detrimental effects on the environment and biodiversity, as well on people's health and wellbeing from increased exposure to air pollution, higher flood risk and the reduced opportunity to engage in recreation in nature. However, levels of exposure to such issues are not equally distributed across all sectors of society; there is evidence that different ethnic groups are exposed to different levels of air pollution in towns and cities. The coronavirus (COVID-19) pandemic has further highlighted the depth and impact of inequalities in local environments. People in the most deprived areas of England tend to have significantly less accessible green space in their locality than those living in wealthier areas[44].

Deprivation

D.47 The English Indices of Deprivation 2019[45] are a measure of multiple deprivations in small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England, which are a similar size to electoral wards. Seven domains of deprivation are measured: Income; Employment; Education; Health; Crime; Barriers to housing & services and Living environment. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. There are 32,844 LSOAs nationally and 62 LSOAs in Hertsmere[46].

D.48 According to the English Indices of Deprivation 2019[47], Hertsmere is ranked 224th for the Index of Multiple Deprivation (IMD) multiple deprivation score (rank of average score) out of 317 local authority areas in England. This means that compared to the rest of the country, Hertsmere is in the 50% least deprived areas. Hertsmere's average deprivation rank across its 62 LSOAs is 21,174, which is slightly below the Hertfordshire average of 22,299. Hertsmere is a very diverse borough with varying levels of deprivation with overall IMD levels of LSOAs ranging from 2,503 (006C within Borehamwood Cowley Hill ward, the most deprived LSOA in Hertfordshire and in the top 10% most deprived nationally) to 32,725 (013C within Bushey Heath ward, in the top 1% least deprived nationally). There are three wards with LSOAs within the 10% most deprived in the country which are classified as having barriers to housing and services: Shenley (004D), Borehamwood Kenilworth (009A and 009B), and Potters Bar Parkfield (001A).

Population and Social Issues

D.49 In 2020, the population of Hertsmere was 105,500[48]. This number is predicted to increase to approximately 105,957 by 2024[49]. Hertsmere is projected to have a 2.2% increase in population between mid-2018 and mid-2028, of which 1.7% will be from natural change (i.e. births minus deaths) and 0.5% from net migration[50].

[42] Hertsmere Borough Council Indoor Leisure Facilities Needs Assessment (2019) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/3-003-1819-Hertsmere-Indoor-Needs-Assessment-v2.pdf

[43] Hertsmere Borough Council Playing Pitch Strategy Assessment (2019) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertsmere-PPS-Assessment-Report-Final-V2.pdf

[44] Environment Agency, Chief Scientist's Group (2021), The state of the environment: the urban environment. Available at: www.gov.uk/government/publications/state-of-the-environment

[45] English Indices of Deprivation (2019) https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

[46] English Indices of Deprivation (2019) https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

[47] English Indices of Deprivation (2019) https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

[48] Nomis – Labour Market Profile, accessed 3rd August 2021 (2021) https://www.nomisweb.co.uk/reports/lmp/la/1946157225/report.aspx?town=hertsmere

[49] ONS, Population projections for local authorities: Table 2, 2018 based (2020) https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2

[50] ONS, Subnational population projections for England: 2018-based (2020)

D.50 Hertsmere has a higher than the County average proportion of those aged over 75 years and this trend is predicted to continue. The proportion of those aged over 85 is projected to increase from 2.86% of the population in mid-2018 to 3.30% in mid-2028, a rise of 535 people in real terms.

D.51 The 2011 Census estimates the population density of the Borough at 9.9 persons per hectare which is higher than the national average of 4.1 persons per hectare. However, of the total population, 85,007 people live in 'urban' areas (representing 85% of the population of the Borough) with a population density of 20.3 persons per hectare, while 15,024 people live in 'rural' areas with a population density of 2.5 persons per hectare[51].

D.52 Between Academic Year 2011/12 and Academic Year 2015/16, the percentage of pupils at Key Stage 4 attaining Level 2 including GSCE English and Maths in Hertsmere, increased from 65.5% to 71.1%[52].

D.53 Hertsmere Borough has a relatively low level of crime, although the total number of crimes reported in Hertsmere has been increasing since January 2014. Violent crime and anti-social behaviour is recorded as the most common offences in the Borough[53]. There are four wards with LSOAs within the 10% most deprived in the country in 2019 in relation to crime: Shenley (004C), Potters Bar Oakmere (003C), Borehamwood Brookmeadow (007B and 007D) and Borehamwood Cowley Hill (006C, 9th most deprived in Hertfordshire)[54].

Religion

D.54 There are at least ten different types of faith in Hertsmere, comprising 70 individual groups. The area with the most faith communities is Borehamwood and Elstree, which also has the greatest population in the Borough. Bushey and Potters Bar all have a lower proportion of faith communities compared to the respective proportion of the population. Aldenham and Shenley contain 21% of the Borough's faith communities and just 16% of the population[55].

D.55 According to Hertsmere's Faith community audit[56], there were two communities in particular that require their own site and building for religious purposes in 2012: Shenley Jewish Community and the Borehamwood Muslim Community.

Economy and Labour Market

D.56 In December 2020, 79.4% of the Borough's population was economically active which is slightly higher than the country average (79.1%) and lower than the regional average (80.4%). The percentage of the Borough's population that are in employment is also higher than the British average as well as the regional average. The Borough's largest employment industries are: wholesale and retail trade, and repair of motor vehicles and motorcycles (16.4%); construction (10.9%); professional, scientific and technical activities (10.9%) and education (9.1%)[57].

D.57 Between January 2020 and December 2021, the proportion of people who are unemployed is 4.5% of the population, which is above the regional average (3.8%) and slightly below the national average (4.6%). The four main occupations in Hertsmere in the same period were 'professional occupations' (23.9%), 'managers, directors and senior officials' (21.6%), and 'associate professional and technical' (14.5%). Unemployment in Hertsmere dropped significantly from 5.3% (June 2015) to 3% (June 2020)[58].

D.58 The number of people claiming Job Seeker's Allowance is in line with the county and regional average. The general proportion of full-time to part-time jobs, at approximately 2:1, is in line with regional and national averages.

D.59 In 2020, the average full-time weekly earnings were £632.80 for residents in Hertsmere, compared to £604.80 regionally and £587.10 nationally. However, in 2016, the average full-time annual earnings were £30,360 for residents in Hertsmere, compared to £33,820 in Hertfordshire.

D.60 The level of job density calculated as the ratio of total jobs to population ages 16-64 in Hertsmere is 0.97%, which is higher than both the regional average (0.83%) and the national average (0.84%). Of the 6,795 enterprises in Hertsmere in 2017, 91.6% were 'micro' size (0-9 employees), 6.8% were considered to be 'small' (10-49 employees), 1.3%

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https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2018based

[51] ONS, Population Density (2011)

[52] Herts Insight, Education and Lifelong Learning Profile Selection: Hertsmere District Geo-type: Districts (2017) http://atlas.hertslis.org/profiles/profile?profileId=119&geoTypeId=15

[53] UK Crime Stats (2021) http://www.ukcrimestats.com/Constituency/65994

[54] English Indices of Deprivation (2019) https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

[55] Faith Community: Needs Assessment (2012) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Faith-Community-Needs-Assessment-December-2012.pdf

[56] Faith Community: Needs Assessment (2012) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Faith-Community-Needs-Assessment-December-2012.pdf

[57] Nomis – Labour Market Profile, accessed 4th August 2021 (2021) https://www.nomisweb.co.uk/reports/lmp/la/1946157225/report.aspx?#ps

[58] Nomis – Labour Market Profile, accessed 4th August 2021 (2021) https://www.nomisweb.co.uk/reports/lmp/la/1946157225/report.aspx?#ps

were considered to be 'medium' (50-249 employees) and 0.3% were considered to be 'large' (250+ employees). According to the 2011 Census, 37% of the resident workforce commuted to London and only 41% actually work in the Borough. Hertsmere has a significant number of in-commuters and continues to be a 'net exporter' of labour resulting in a small, negative commuting balance.

D.61 The Hertfordshire London Arc Jobs Growth and Employment Land study[59] indicates that there is likely to be a small shortfall in office, industrial and warehousing floorspace in the Borough by 2026.

D.62 In 2015, the total number of day trips made to Hertsmere was 1,126,000, which is a decrease in 3.8% from the previous year. On the other hand, the total number of overnight trips to Hertsmere increased from 145,800 in 2014 to 151,300 in 2015. Overall, the largest proportion of trips made to Hertsmere was for vacation (41%).

D.63 The South West Hertfordshire Retail and Leisure Study (2018)[60] noted that since 2013 the economy has slowly regained momentum, although this does not take into account the effects of the coronavirus pandemic. It notes that Hertsmere Borough Council lies in close proximity to a number of large retail destinations including the Watford Town Centre, Brent Cross in North London, Colney Fields, Hatfield Galleria and St Albans City Centre. Whilst Hertsmere residents carry out 70% of their convenience goods spending in Hertsmere itself, only 28% comparison goods spending is carried out within Hertsmere.

D.64 The long-term effects of the coronavirus pandemic on the economy are uncertain. There has been a worldwide economic downturn as a result of the pandemic, although some industries are proving more resilient than others. Similarly, there is uncertainty regarding the economic impacts of Brexit.

Housing

D.65 The South West Hertfordshire Local Housing Needs Assessment (LHNA)[61] considers housing need in the South West Hertfordshire Housing Market Area (HMA). The HMA comprises the following local authority areas:

- Dacorum;
- Hertsmere;
- St Albans;
- Three Rivers; and
- Watford.

D.66 The National Planning Policy Framework of February 2019 introduced a new Standard Method for assessing local housing need. It draws on 2014-based household projections and increases the local housing need based on local affordability. The average workplace-based mean affordability ratio in the HMA is 13.9, which requires an average uplift of 61% on previous projections. This means the latest local housing need projection for Hertsmere has increased from 444 dwellings per annum (assessed in 2014) to a minimum of 717 dwellings per annum between 2020 and 2030.

D.67 The latest Housing and Economic Land Availability Assessment (HELAA)[62] is a technical study that provides an overview of Hertsmere's housing and economic land supply to meet the borough's future development needs. It concludes that in the existing policy context, the total housing supply for the 15 year period beginning 1 April 2019 is estimated to be 3,770 units. If changes to the policy context would result in green belt sites being released for development, total housing supply during the same period would be an estimated 17,956 units.

D.68 Average house prices in Hertsmere are above the regional and national average, at £479,271[63]. A survey carried out of local authorities by the National Housing Federation indicated that Hertsmere was the least affordable local authority in the East of England, with parts of the Borough having amongst the greatest gaps between housing affordability and access to services in England. This means that there is high demand for affordable housing to rent but also that the cost of 'intermediate' housing is not affordable to many seeking accommodation in the Borough[64]. The LHNA identified a need for 356 affordable housing to rent and 147 units of affordable home ownership in Hertsmere per annum for 2020-2036.

[59] Hertfordshire London Arc Jobs Growth and Employment Land: Final Report (2009) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Development-Framework/Hertfordshire-London-Arc-Final-Report-March-2009.pdf
[60] Nexus Planning (2018) South West Hertfordshire Retail and Leisure Study
[61] South West Hertfordshire Local Housing Needs Assessment (2020) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/LHNA-Sept-2020-PDF-8.52Mb.pdf
[62] Housing and Economic Land Availability Assessment 2019: Hertsmere Borough Council (2019) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/HELAA-Report-2019.pdf
[63] Herts Insight, House Prices in Hertfordshire (2021) https://iao.blob.core.windows.net/publications/reports/e4f9d95991e643fca0b6c7e772dcf1ef/E10000015.html#meanandmedian
[64] Affordable Housing: Supplementary Planning Document (2015) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/AH-SPD-Nov-2015-FINAL-AS-PRINTED.pdf

D.69 As of 1st September 2015, there were 811 households on Hertsmere's housing register (a 7.4% increase since January 2015). Approximately 90% reside in Hertsmere and all are required to have a connection with Hertsmere so there remains an acute need for affordable housing in the Borough. The Housing Register for Hertsmere currently shows a high overall requirement for affordable dwellings with one to three bedrooms[65].

Transport

D.70 Hertsmere is well connected to London and the rest of the country. The M25 and M1 motorways and the A1 all run through the Borough, which is also serviced by main line rail services stopping at Potters Bar, Radlett and Borehamwood. However, some problems are caused by road links being better than access to public transport, particularly in terms of east to west transportation, which is reflected in high levels of car ownership and traffic congestion. Congestion is a major local concern[66].

D.71 According to the *Hertfordshire Infrastructure & Investment Strategy* (2009), walking, cycling, bus and coach networks are generally adequate to cater for existing demand. However, hours of bus operation can be restrictive and there is a lack of a focused centre for services in Hertfordshire. There is a severe deficit in rail services both for passengers and freight[67].

D.72 The 2009 predictions for retail capacity indicate that without further substantial investment at a national scale the effectiveness of the rail network would be severely restricted post-2021, which may suppress the attractiveness of this mode. Indeed the main issue for rail in Hertfordshire is that despite having an extensive north-south rail network traversing the County, rail use is constrained by a lack of capacity. Without further intervention, conditions on the road network will continue to deteriorate. The *Hertfordshire Infrastructure & Investment Strategy*[68] identifies a number of ways to resolve the deficit on the motorway network and help improve conditions at a number of key locations on Hertfordshire's road network. The *Hertfordshire Infrastructure & Investment Strategy* identified Hartspring Roundabout on the junction of the A41/B462 Hartspring Lane, within Hertsmere as a key corridor requiring improvement works to enable future growth by 2021.

[65] Affordable Housing: Supplementary Planning Document (2015) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/AH-SPD-Nov-2015-FINAL-AS-PRINTED.pdf

[66] Local Development Plan: Infrastructure Assessment (2013) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/CD12-Hertsmere-Infrastructure-Assessment.pdf

[67] Hertfordshire Infrastructure & Investment Strategy: Transport Technical Report (2009) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB24b-HIIS-Study-2009-Trans-Tech-Report.pdf

[68] Hertfordshire Infrastructure & Investment Strategy: Transport Technical Report (2009) https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB24b-HIIS-Study-2009-Trans-Tech-Report.pdf

Appendix E

Assumptions to be Applied During the SA of Site Options

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Table E.1: Assumptions applied during the SA of site options for the Hertsmere Local Plan

Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	Non/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (–)
SA Objective 1: To improve access to education, training, opportunities for lifelong learning and employability					
HOUSING ALLOCATIONS Distance to and capacity of educational facilities.	<=1km from secondary AND <=500m from at least one primary school in a settlement with capacity[69][70][71]. OR Provision of new facilities (including all sites providing 500 homes or more).	<=1km from at least one secondary school OR <=500m from at least one primary/infant/junior school in a settlement with capacity[72][73][74][75]. OR <=1km from a college or other education or training facility.	N/A	<=1km from at least one secondary school AND/OR <=500m from at least one primary/infant/junior school in a settlement without sufficient capacity[76][77].	>1km from secondary AND >500m from at least one primary school. OR Loss of facilities.
SA Objective 2: To ensure ready access to essential services and facilities for all residents					
HOUSING ALLOCATIONS Proximity to services/facilities/assets.	The site falls mostly within an area with very high or high accessibility (score of 20.01 to 30.00). OR Provision of new local centre (including all sites providing 500 homes or more).	The site falls mostly within an area with medium/high accessibility (score of 15.01 to 20.00). OR Provision of new services/facilities but not a new local centre (including all sites providing between 250 and 500 homes).	The site falls mostly within an area with Medium accessibility (score of 10.01 to 15.00).	The site falls mostly within an area with low accessibility (score of 5.01 to 10.00).	The site falls mostly within an area with very low accessibility (score of 0.00 to 5.00). OR Loss of a facility[78].
SA Objective 3: To ensure the provision of housing, including affordable housing and a mix that meets local needs					
HOUSING ALLOCATIONS Delivery of affordable housing.	Significantly contributes to the delivery of housing 500 dwellings or more).	Contributes to the delivery of housing (fewer than 500 dwellings).		N/A	N/A
SA Objective 4: To improve community cohesion by reducing and preventing crime and deprivation, as well as providing sufficient community spaces					
HOUSING ALLOCATIONS Reducing and preventing crime.	N/A	N/A	Levels of crime and fear of crime will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible (0).	N/A	N/A
HOUSING ALLOCATIONS Access to housing and services.	Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Barriers to housing and services' domain of English Indices of Deprivation). AND	Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Barriers to housing and services' domain of English Indices of Deprivation). OR	All other allocations.	N/A	N/A

[69] Primary schools: marked as green in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%).
[70] Secondary schools: marked as green in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%).
[71] Uncertainty is added because there are schools which do have capacity for expansion but it is unknown which of these schools this applies to. This assumption makes use of information provided by HCC on settlements that do or don't have school capacity.
[72] Primary schools: marked as green in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%).
[73] Secondary schools: marked as green in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%).
[74] Uncertainty is added because there are schools which do have capacity for expansion but it is unknown which of these schools this applies to. This assumption makes use of information provided by HCC on settlements that do or don't have school capacity.
[75] If the site is within 1km of a secondary school in a settlement with capacity but not within 500m of a primary school or vice versa, a minor positive effect will apply.
[76] Primary schools: marked as amber or red in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%).
[77] Secondary schools: marked as amber or red in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%).
[78] Any public facility, specifically schools, GP surgeries, hospitals and open space.

Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	Not/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (–)
	Allocation within 100m of a town, local or neighbourhood centre.	Allocation within 100m of a town, local or neighbourhood centre.			
EMPLOYMENT ALLOCATION Access to employment.		Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Employment Deprivation' domain of English Indices of Deprivation).	All other allocations.	N/A	N/A
SA Objective 5: To improve population's health and reduce inequalities					
HOUSING ALLOCATIONS Distance to nearest NHS GP surgery or hospital.	Provision of new healthcare facility.	<=800m from nearest NHS GP surgery or hospital. OR Site will include additional healthcare provision.	N/A	>800m from nearest NHS GP surgery or hospital. OR Site is located outside of Potters Bar and Bushey Village[79]. OR Site is located within or adjacent to an existing or permitted employment area.	N/A
HOUSING ALLOCATIONS Distance to nearest sport/recreational facility or open space/Local Green Space.	<=800m from open space, sport or recreation facility. OR Provision of new sport/recreation facility or new open space.	<=400m from PRoW but >800m of open space sport & recreation facility.	N/A	Site containing PRoW (-?).	>800m from open space, sport or recreation facility and >400m from PROW. OR Loss of existing facility (not including PRoW)[80].
HOUSING AND EMPLOYMENT ALLOCTIONS Development allocations that are adjacent to strategic road network (motorway or 'A' roads) or are within close proximity of waste management facilities.	N/A	N/A	All other allocations.	Site within 500m of an Anaerobic Digestion facility. OR Within 250m of any other waste management facility.	Site within 200m of an A road or Motorway.
SA Objective 6: To safeguard soil quantity and quality including reducing contamination and prioritising previously developed land, as well as protecting mineral resources					
HOUSING AND EMPLOYMENT ALLOCATIONS Agricultural grade of land.	N/A	N/A	N/A	Significant proportion (>=25%) of allocation on Grade 3 agricultural land. OR Site consists partly of Grades 1 or 2 agricultural land, but less than 25% of site.	Significant proportion (>=25%) of allocation on Grade 1 or 2 agricultural land.
HOUSING AND EMPLOYMENT ALLOCATIONS Greenfield or brownfield land.	N/A	Allocation entirely or mainly (>50%) on brownfield land.	N/A	Allocation entirely or mainly (>=50%) on greenfield land.	N/A
HOUSING AND EMPLOYMENT ALLOCATIONS Minerals Consultation Area.	N/A	N/A	Allocation is not within 250m of a Minerals Consultation Area.	Allocation is within 250m of a Minerals Consultation Area.	N/A

[79] Communication from Herts Valleys Clinical Commissioning Group to Hertsmere Borough Council indicates that Potters Bar and Bushey Village are the only settlements in the Borough thought to have capacity for new patients.
[80] The Council would require any development to either retain or divert away from any PRoW running through the site.

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	Not/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (–)
SA Objective 7: To protect and, where appropriate, enhance heritage assets and their settings					
HOUSING AND EMPLOYMENT ALLOCATIONS Impact on known heritage assets, including nationally and locally listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered battlefields, and non-designated assets.	N/A	Beneficial effects are challenging to register and only in rare circumstances can a new development make a positive contribution to the significance of a heritage asset – for example, by removing harmful elements of its current setting, to better-reveal its character and significance. (Typically, it may only improve the visual and experiential qualities of an asset's context – however, this is a townscape and visual rather than an historic environment consideration.)	Development would not physically change any designated or non-designated heritage assets and would conserve their setting, resulting in no change to the heritage asset's significance, or the way in which it is perceived or understood.	A minor negative effect occurs where allocation has the potential to cause minor effects to assets of high or medium significance as a consequence of setting change; and/or, where assets of low significance may experience physical or setting change, resulting in any degree of effect (minor to significant).	A significant negative effect occurs where, as result of allocation, assets of medium or high significance are subject to a significant degree of effect, via setting or physical change.
SA Objective 8: To maintain and enhance the quality of countryside and landscape					
HOUSING AND EMPLOYMENT ALLOCATIONS Outside settlement boundaries; Landscape sensitivity.	N/A	Site is on brownfield or degraded land[81].	Area has low sensitivity to relevant type of development[82] according to the Landscape Sensitivity Assessment.	Area has low-moderate or moderate sensitivity to relevant type of development according to the Landscape Sensitivity Assessment.	Area has moderate-high or high sensitivity to relevant type of development according to the Landscape Sensitivity Assessment.
HOUSING AND EMPLOYMENT ALLOCATIONS Within settlement boundaries: Townscape.	N/A	Site is on degraded brownfield land.	Site is on brownfield land that is not degraded (i.e. site is in current/recent alternative use). OR A negligible effect with uncertainty (0?) should be recorded for other sites that do not consist of brownfield land but would not lead to a loss of landscape features and would be in keeping with the scale of surrounding development.	A minor negative effect with uncertainty (-?) should be recorded for sites that would lead to a loss of landscape features (e.g. green space or water bodies) or would be out of keeping with the scale of surrounding development.	N/A
HOUSING AND EMPLOYMENT ALLOCATIONS Settlement coalescence.	N/A	N/A	A negligible effect with uncertainty (0?) occurs when the allocation is outside the settlement boundary but unlikely to contribute towards settlement coalescence. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development. OR When an allocation is within an existing urban area or far away from neighbouring settlements, it's likely to have a negligible effect with no uncertainty (0).	A minor negative effect with uncertainty (-?) occurs when the allocation is outside the settlement boundary and may contribute towards coalescence of two or more settlements. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development.	A significant negative effect with uncertainty (–?) occurs when the allocation is outside the settlement boundary and would join two or more settlements. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development.
SA Objective 9: To reduce greenhouse gas emissions, including a reduced dependence on the private car					
HOUSING AND EMPLOYMENT ALLOCATIONS	Within walking distance of 3 or more sustainable transport links (within 400m of a bus stop, 1km of a railway station and 400m of a cycle route).	Within walking distance of 2 sustainable transport links (within 400m of a bus stop, 1km of a railway station and 400m of a cycle route).	N/A	Within walking distance of 1 sustainable transport link (within 400m of a bus stop, 1km of a railway station or 400m of a cycle route).	Not within walking distance of any sustainable transport links (within 400m of a bus stop, 1km of a railway station or 400m of a cycle route).

[81] Effect will be mixed with a negative effect, depending on the landscape sensitivity of the area.
[82] As advised by Hertsmere Borough Council, drawing on the HELAA and professional judgement.

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	Not/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (–)
Distance to public transport[83][84].					
SA Objective 10: To protect and enhance biodiversity and geodiversity					
ALL ALLOCATIONS Distance (impacts on) to: National or local designated wildlife site (SSSI, NNR, LNR, LWS, Eco-site, HMWT reserve), BAP Priority Habitats, Ancient Woodland or Regionally Important Geological Site. Impacts on international designated wildlife sites as assessed via the HRA and taken into account in the SA Report.	N/A	N/A	All other allocations.	Significant proportion of allocated land (>=25%) is on undesignated greenfield land. OR Allocated land is <=100m from a designated site (other than SSSI) or ancient woodland[85]. OR Site is adjacent to a RIGS.	Significant negative effect (–) if significant proportion of allocated land (>=25%) lies within designated site or includes an area of ancient woodland. OR Allocated land is <=100m from an SSSI. OR Significant negative effect with uncertainty (–?) if significant proportion of allocated land (>=25%) lies within an SSSI Impact Risk Zone for the relevant type of development. Uncertainty relates to whether potentially significant negative effects can be mitigated. OR Site contains a RIGS.
SA Objective 11: To improve water quality and manage water resources sustainably					
HOUSING AND EMPLOYMENT ALLOCATIONS Allocations located within a Source Protection Zone (SPZ)	N/A	N/A	All other allocations.	Minor negative effect with uncertainty (-?) if site falls within an SPZ.	N/A
SA Objective 12: To minimise the risk of flooding taking account of climate change					
ALL ALLOCATIONS Allocations on brownfield or greenfield land and within flood zones.	N/A	N/A	<5% of site within Flood Zone 3. AND/OR <25% within Flood Zone 2 or proposed use classified as 'water compatible development'.	>=25% of site within Flood Zone 2. OR Smaller area (5% to 25%) within Flood Zone 3.	>=25% of site within Flood Zones 3a or 3b.
SA Objective 13: To improve local air quality					
HOUSING AND EMPLOYMENT ALLOCATIONS Development allocations that are within, or directly connected via road, to one of the Air Quality Management Areas (AQMAs) in the Borough[86].	N/A	N/A	Not within an AQMA or likely to generate traffic that uses an AQMA route as its primary access.	N/A	Within an AQMA or likely to generate traffic that uses an AQMA route as its primary access.
SA Objective 14: To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy					

[83] Effects on all employment allocations will have associated uncertainty because there are some employment uses that contribute more to greenhouse gas emissions than others (e.g. manufacturing and logistics tend to have greater greenhouse gas emissions), but the specific employment use is unknown at this stage.
[84] Effects recorded against strategic sites will be uncertain because although larger sites may have more potential to incorporate renewable energy production and energy efficiency measures, it is unknown whether these will be incorporated in development.
[85] Uncertainty is added if the designated site is an Ecosite as, whilst these are considered to be of value for their semi-natural habitat features or species interest, their wider biodiversity value is uncertain.
[86] Effects on all employment allocations will have associated uncertainty because there are some employment uses that contribute more to greenhouse gas emissions than others (e.g. manufacturing and logistics tend to have greater greenhouse gas emissions), but the specific employment use is unknown at this stage.

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	Not/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (–)
HOUSING AND EMPLOYMENT ALLOCATIONS Energy consumption and potential for renewable energy use.	N/A	N/A	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, the effects of the potential allocations on this SA objective will be assumed to be negligible (0).	N/A	N/A
SA Objective 15: Facilitate a sustainable and growing economy for the Borough that creates economic and employment opportunities, as well as providing for vital and viable town centres					
HOUSING ALLOCATIONS Proximity to town centres.	N/A	Allocation is within 800m of a sustainable transport link (bus stop, railway stations or cycle paths). AND/OR Allocation is within 800m of a Town or Local Centre.	N/A	Allocation is further than 800m from the nearest sustainable transport link (bus stop, railway station or cycle path). AND/OR Allocation is further than 800m from a Town or Local Centre.	N/A
HOUSING ALLOCATIONS Proximity to employment opportunities.	<=500m from an existing employment area or key employment site. OR Provision of new employment (including all sites providing 750 homes or more).	501-1000m from an existing or key employment area. OR <=500m from an existing local employment site.	N/A	1001-2000m from an existing or key employment area AND further than 500m from an existing local employment site. OR Loss of existing employment area.	>2000m from an existing or key employment area.
EMPLOYMENT ALLOCATIONS Site size.	Allocation is large (more than 0.5ha in size).	Allocation is small (0.5ha in size or smaller).	N/A	N/A	N/A

Appendix F

Sustainability Appraisal Matrices for Site Options

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Housing Sites

Table F.1: Other Radlett (HEL222, HEL214 and HEL220)

- HEL222: Cobden Hill
- HEL214: Land South of Theobold Street
- HEL220: Porters Park Golf Club

SA Objective	HEL222	HEL214	HEL220	Justification
SA1: Education	--	+?	--	These sites are generally further than 500m from a primary school, although site HEL214 is within 200m of Newberries Primary School. This school falls within the settlement of Radlett, which has been recorded as having primary school capacity. There are no secondary schools within Radlett, therefore all sites are further than 1km from a secondary school. Sites HEL222 and HEL220 are likely to have a significant negative effect whereas site HEL214 is likely to have a minor positive effect. The minor positive effect is recorded as uncertain because it is unknown whether Newberries Primary School itself has capacity or not.
SA2: Services	+	+	--/+	All three sites fall entirely or mostly within an area of 'medium/high' accessibility (score of 15.01-20). Site HEL220 falls within Porters Park Golf Club. The development of the site could therefore result in the loss of the golf course Club House buildings. Sites HEL222 and HEL214 are likely to have a minor positive effect, whereas site HEL220 is likely to have a mixed significant negative and minor positive effect.
SA3: Housing Provision	+	+	+	A minor positive effect is expected because all three sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	0	+	0	None of the sites are located within any of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. However, site HEL214 is located within 100m of Watling Street District Centre in Radlett. With regard to levels of crime and fear of crime, the location of development will not affect this. HEL214 is therefore likely to have a minor positive effect, whilst HEL222 and HEL220 are likely to have a negligible effect.
SA5: Health	++/--	++/--	++?/-?	All three sites are located within 800m of an NHS GP surgery. However, HEL220 falls within Porters Park Golf Club (club house buildings are on site). The development of site HEL220 could therefore result in the loss of the golf course Club House buildings, with adverse but uncertain effects against this SA objective, although effects are expected to be minor as these buildings are ancillary to the golf course and this is not a public resource. Furthermore, all three sites are located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. However, all three sites are located within 800m of open space, sport and/or recreation facilities, with significant positive effects against this objective. None of the sites contain a PROW of are located within close proximity of an anaerobic digestion or other waste management facility. However,

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SA Objective	HEL222	HEL214	HEL220	Justification
				sites HEL222 and HEL214 are located within 200m of Hertsmere's strategic network (A5183). Sites HEL222 and HEL214 are likely to have a mixed significant positive and significant negative effect, whilst site HEL220 is likely to have a mixed significant positive and minor negative but uncertain effect.
SA6: Soil and Minerals	-	-	+?	Over 25% of site HEL214 is located on Grade 3 agricultural land, whereas HEL222 and HEL220 are located on urban land. HEL220 currently contains Porters Park Golf Club building, the redevelopment of which will make beneficial use of previously developed land with positive effects against this SA objective. Both HEL222 and HEL214 are located on undeveloped, greenfield land (a less efficient use of land). Lastly, all three sites are entirely or partially located within the Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is expected for HEL222 and HEL214, and a minor positive effect is expected for HEL220. The effect against HEL220 is recorded as uncertain because it is located on brownfield land and is therefore unlikely to ever be subject to minerals extraction.
SA7: Historic Environment	--?	-?	0?	As HEL214 is within an Historic Landscape Characterisation (HLC) Area and east of South Radlett Conservation Area, there is likely to be a minor negative effect, with uncertainty. HEL220 is located at the site of the Shenley Golf Course centre, so further development is unlikely to meaningfully change Shenley park or the nearby Conservation Area. There is likely to be a negligible effect, with uncertainty. HEL222 is located within the South Radlett Conservation Area and immediately adjacent to two rows of terraced cottages that are locally listed, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	0	--	-	Site HEL214 falls within character area assessment unit 16b (Aldenham Plateau, Radlett Fringe South), in an area of moderate-high sensitivity to residential housing development/smaller flats (medium density). Site HEL220 falls within character area assessment unit 21b (High Canons Valleys and Ridges, Radlett Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (medium density). Site HEL222 is not located within a landscape character area but would not lead to a loss of landscape features. Therefore, overall, site HEL214 is expected to have a significant negative effects, HEL220 is likely to have a minor negative effect and site HEL222 is likely to have a negligible effect.
SA9: Greenhouse Gas Emissions	+	+	+	All three sites are within walking distance of two sustainable transport links (bus stops and Radlett Railway Station). A minor positive effect is expected against all sites in relation to this SA objective.
SA10: Biodiversity and Geodiversity	-?	-	--	Both HEL222 and HEL214 are located on undeveloped greenfield land and over 25% of site HEL220 contains part of a Local Wildlife Site (Potters Park Golf Club). Site HEL214 is within 100m of two Ecosites (Radlett Railway Scrub and Newberries JMI) and a Local Wildlife Site (Theobald Street Wood), whilst site HEL222 is within 100m of an Ecosite (Radlett Railway Scrub). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Site HEL220 is likely to have a significant negative effect because it contains part of a Local Wildlife Site whereas sites HEL222 and HEL214 are likely to have a minor negative effect. The effect recorded against HEL222 is uncertain due to the sole presence of an Ecosite.

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SA Objective	HEL222	HEL214	HEL220	Justification
SA11: Water Quality and Quantity	0	0	0	None of the three sites fall within a Source Protection Zone. As such, a negligible effect is expected.
SA12: Flooding	0	0	0	None of the sites fall within Flood Zone 3 and less than 25% of site HEL214 falls within Flood Zone 2. A negligible effect is expected against each site with regard to this objective.
SA13: Air Quality	--	--	--	Although none of the sites fall within an AQMA, they are all located on roads that connect to Watling Street where Park Road AQMA is located. As such, development of all three sites will generate traffic that passes the AQMA. A significant negative effect is therefore likely.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	+	--/+	All three sites are located within 800m of two sustainable transport links and the Radlett Watling Street District Centre. Furthermore, one of the sites, HEL214, is located within 500m of an existing local employment site (Beaumont Gate) whereas the remaining sites are located over 2000m from an existing or key employment area. Sites HEL222 and HEL220 are likely to have a mixed significant negative and minor positive effect whereas site HEL214 is likely to have a minor positive effect.

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Table F.2: Other Shenley (HEL196, HEL390 and HEL508)

- HEL196: Land Adjacent to Wilton End Cottage
- HEL390: Land Adjacent to 52 Harris Lane
- HEL508: Land at 26 Woodhall Lane

SA Objective	HEL196	HEL390	HEL508	Justification
SA1: Education	+?	+?	+?	These three sites all fall within 500m of a primary school (Shenley Primary School). The primary school falls within the settlement of Shenley, which has been recorded as having primary school capacity. There are no secondary schools within Shenley so all sites are further than 1km from a secondary school. A minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether Shenley Primary School itself has capacity or not.
SA2: Services	0	-	0	Site HEL390 falls within an area of 'low' accessibility (score of 5.01-10), whilst HEL196 and HEL508 almost entirely fall within an area of 'medium' accessibility (score of 10.01-15). Site HEL390 is likely to have a minor negative effect whereas sites HEL196 and HEL508 are likely to have a negligible effect.
SA3: Housing Provision	+	+	+	All three sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	0	0	Site HEL196 falls within one of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation, whereas HEL390 and HEL508 do not. None of the sites fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. HEL196 is likely to have a minor positive effect whereas HEL390 and HEL508 are likely to have a negligible effect.
SA5: Health	++/-	++/-	++/-	All three sites are located over 800m from an NHS GP surgery and/or hospital, with minor adverse effects against this objective. Despite this, all three sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. None of the sites contain a PROW. Furthermore, none of the sites are located within close proximity of an anaerobic digestion or other waste management facility. Additionally, none of them are located within 200m of Hertsmere's strategic road network. All three sites are expected to result in mixed significant positive and minor negative effects.
SA6: Soil and Minerals	-	-	-	All three sites are wholly located on Grade 3 agricultural land and mainly comprise greenfield land (a less efficient use of land). They are all located within the Minerals Consultation Area for sand and gravel. Overall, all three are likely to result in a minor negative effect.

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SA Objective	HEL196	HEL390	HEL508	Justification
SA7: Historic Environment	--?	-?	-?	Site HEL196 is located immediately west of Shenley Conservation Area 3, with setting change likely, so there is anticipated to be a significant negative effect, with uncertainty. Site HEL390 is just east of Shenley Conservation Area 2, and close to listed and non-listed buildings. There will likely be a minor negative effect, with uncertainty. HEL508 is located directly west of the Shenley Conservation Area 1, which contains listed and locally listed buildings. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--	--	--	All three sites fall within character area assessment unit 21c (High Canons Valley and Ridges, Shenley Fringe), in an area of moderate-high sensitivity for residential housing development/smaller flats (low density) (note that part of HEL508 lies within the urban area). Overall, a significant negative effect is likely for all sites.
SA9: Greenhouse Gas Emissions	-	-	-	All three sites are within walking distance of bus stops. Overall, all three are likely to result in a minor negative effect against this SA objective.
SA10: Biodiversity and Geodiversity	-	-	-	All three sites are almost entirely located on undeveloped greenfield land. Furthermore, HEL196 is within 100m of a Local Wildlife Site (Shenley Park Woodland & Meadow) and Ecosite (Stanley Lord Orchard, Shenley Park), whilst site HEL508 is also located within 100m of a Local Wildlife Site (Woodhall Spinney, Shenley) and Ecosite (Grassland at Twin Pines). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. All three are likely to result in minor negative effects against this SA objective.
SA11: Water Quality and Quantity	0	0	0	None of the three sites fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	0	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.
SA13: Air Quality	0	0	0	None of these sites are located within an AQMA or likely to generate traffic that uses an AQMA route as its primary access. Overall, a negligible effect is likely.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	--/+	--/+	These three sites are located within 800m of one sustainable transport link (buses), resulting in minor positive effects. However, they are not located within 800m of a Town or Local Centre. Furthermore, all three sites are located over 2000m from an existing or key employment area. All three sites are likely to have a mixed significant negative and minor positive effect.

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Table F.3: Other Potters Bar Greenfield (HEL375 and HEL162)

- HEL375: Manor Road
- HEL162: Land South of Barnet Road

SA Objective	HEL375	HEL162	Justification
SA1: Education	++?	--	Site HEL375 is located within 1km of Mount Grace Secondary School and 500m of Cranbourne Primary School. All two schools are located within the settlement of Potters Bar, which has been recorded as having both primary and secondary school capacity. Site HEL162 is located over 1km from a secondary school and over 500m from a primary school. Site HEL375 is likely to have a significant positive but uncertain effect. The effect is recorded as uncertain because it is unknown whether Mount Grace Secondary School and Cranbourne Primary School each have capacity or not. Site HEL162 is likely to have a significant negative effect.
SA2: Services	+	0	Site HEL375 falls within an area of 'medium/high' accessibility (score of 15.01-20), whilst HEL162 falls within an area of 'medium' accessibility (score of 10.01-15). As such, site HEL375 is likely to have a minor positive effect, whilst HEL162 is likely to have a negligible effect.
SA3: Housing Provision	+	+	The two sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	0	Site HEL375 and HEL162 do not fall within 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. HEL375 and HEL162 are likely to have a negligible effect.
SA5: Health	++/--	++/--	Site HEL162 is located within 800m of a hospital in Potters Bar. Potters Bar is one of two settlements with capacity for new patients. The remaining sites are located over 800m from an NHS GP surgery or hospital. Site HEL375 is located within 800m of open space, sport and recreation facilities, whilst site HEL162 is located within 800m of open space. This will have significant positive effects on this objective. However, Site HEL375 contains part of Potters Bar golf course, which may be lost as a result of development and have adverse effects on this objective. None of the sites contain a PROW. Furthermore, none of the sites are located within close proximity of an anaerobic digestion or other waste management facility. However, site HEL375 is located within close proximity of Station Close existing employment area and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. In addition, site HEL162 is located directly adjacent to Hertsmere's strategic road network (A1000), whilst site HEL162 is located within 200m of the strategic road network (M25). HEL375 and HEL162 are likely to have a mixed significant positive and significant negative effect.
SA6: Soil and Minerals	-	-	All sites are wholly located on Grade 3 agricultural land. The sites mainly comprise greenfield land (a less efficient use of land). They are all located within the Minerals Consultation Area for sand and gravel. Overall, the two sites are likely to result in a minor negative effect.

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SA Objective	HEL375	HEL162	Justification
SA7: Historic Environment	-?	-?	HEL375 is located near Darkes Lane West Potters Bar Conservation Area, but this will likely be screened from any development, so a minor effect, with uncertainty. The HHER records HEL162 as being partly within the footprint of Geoffrey de Mandeville's former hunting ground though this was disparked in 1777, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	-	-	Site HEL162 is located within character area assessment unit 24c (Arkley Plain, Potters Bar Fringe), in an area of moderate sensitivity to residential development/smaller flats (low density). Site HEL375 is almost entirely located with character area assessment unit 54b/a (Potters Bar Parkland, Potters Bar Fringe) in an area of moderate sensitivity to residential development/smaller flats (medium density). Overall, HEL162 and HEL375 are likely to have a minor negative effect.
SA9: Greenhouse Gas Emissions	+	-	All sites are within walking distance of a bus stop, whilst HEL375 is also located within walking distance of Potters Bar railway station. As such, HEL375 is likely to have a minor positive effect whereas HEL162 is likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	--?	-	All sites are almost entirely located on undeveloped greenfield land. Furthermore, a significant proportion of site HEL375 (>=25%) comprises an Ecosite (Land to rear of 28-30 Manor Road). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Site HEL375 is likely to have a significant negative effect, whereas site HEL162 is likely to have a minor negative effect. The effect recorded against site HEL375 is uncertain due to the sole presence of an Ecosite.
SA11: Water Quality and Quantity	0	0	None of sites fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.
SA13: Air Quality	0	--	None of the sites fall within an AQMA. However, Site HEL162 is located within close proximity to Dove Lane AQMA. Site HEL162 is therefore likely to generate traffic that passes this AQMA. Site HEL162 is likely to have a significant negative effect whereas site HEL375 is likely to have a negligible effect.
SA14: Energy Efficiency	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	++	+/-	All sites are located within 800m of one sustainable transport link (buses), with one site also located within 800m of a railway station. Sites HEL375 and HEL162 are also located within 800m of Town and Local Centres – Potters Bar Darkes Lane Local Town Centre and Potters Bar High Street District Centre, respectively. Site HEL375 is located within 500m of two existing employment areas (Cranbourne Road and Station Close). Site HEL162 is located between 1001 and 2000m from existing or key employment areas and further than 500m from an

SA Objective	HEL375	HEL162	Justification
			existing local employment site. Site HEL375 is likely to have a significant positive effect whereas site HEL162 is likely to have a mixed minor positive and minor negative effect.

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Table F.4: Other Potters Bar PDL (HEL318)

- HEL318: Former Sunny Bank Primary School

SA Objective	HEL318	Justification
SA1: Education	--	The site is located over 1km from a secondary school and over 500m from a primary school. Site HEL318 is likely to have a significant negative effect on this objective.
SA2: Services	0	The site falls mainly within an area of 'medium' accessibility (score of 10.01-15). As such, site HEL318 is likely to have a negligible effect.
SA3: Housing Provision	+	The site provides fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	Site HEL318 falls within one of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. The site does not fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Site HEL318 is likely to have a minor positive effect.
SA5: Health	++	The site is located within 800m of a hospital in Potters Bar. Site HEL318 is located within 800m of open space and recreation facilities, so will have a significant positive effect on this objective. The site does not contain a PROW. Furthermore, the site is located within close proximity of an anaerobic digestion or other waste management facility. HEL318 is likely to have a significant positive effect.
SA6: Soil and Minerals	-	Site HEL318 is almost entirely located on Urban land. The site is mainly comprised of greenfield land and is located within the Minerals Consultation Area for sand and gravel. Overall, the site is likely to result in a minor negative effect.
SA7: Historic Environment	-?	Site HEL318 is located directly east of the Royds Estate Potters Bar Conservation Area, but existing development within it and lack of intervisibility means that there would be little change to the Conservation Area's setting. There is expected to be a minor negative effect, with uncertainty.
SA8: Landscape	-	Site HEL318 falls within landscape character area assessment unit 24c (Arkley Plain, Potters Bar Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density), and its development would result in the loss of green space in the form of a playing field. The site is likely to have a minor negative effect.
SA9: Greenhouse Gas Emissions	+	The site is within walking distance of a bus stop and Potters Bar railway station. As such, HEL318 is likely to have a minor positive effect.
SA10: Biodiversity and Geodiversity	-	The site is almost entirely located on undeveloped greenfield land. HEL318 falls within an SSSI Impact Risk Zone for the proposed type of development. As such, HEL318 is likely to have a minor negative effect.

SA Objective	HEL318	Justification
SA11: Water Quality and Quantity	0	The site falls within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	Site HEL318 falls within Flood Zones 2 and 3. A negligible effect is expected against this SA objective.
SA13: Air Quality	0	The site does not fall within an AQMA and is likely to have a negligible effect.
SA14: Energy Efficiency	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+	Site HEL318 within 800m of one sustainable transport link (buses) and a town/local centre – Potters Bar Darkes Lane Local Town Centre and Potters Bar High Street District Centre. The site is also located within 501-1000m of an existing employment area (Station Close). Site HEL318 is likely to have a minor positive effect.

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Table F.5: Other Rural (HEL357 and HEL369)

- HEL357: Oxhey Lane
- HEL369: Well End Lodge

SA Objective	HEL357	HEL369	Justification
SA1: Education	+?	-?	Site HEL357 is located within 1km of two secondary schools (The Bushey Academy and Falconer School) and within 500m of a primary school (Sacred Heart Catholic Primary School and Nursery). The Falconer School is specifically for pupils with Social and Mental Health difficulties. The schools fall within the settlement Bushey, which has been identified as having primary school capacity but limited or no secondary school capacity. Site HEL369 is located within 1km of a secondary school (Hertswood Academy). Hertswood Academy is located in the settlement of Borehamwood, which has been identified as having limited or no secondary school capacity. Site HEL357 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unknown whether Bushey Academy, Sacred Heart and Hertsmere Jewish themselves have capacity or not. Site HEL369 is likely to have a minor negative effect because there is limited or no secondary school capacity. The effect is also recorded as uncertain because it is unknown whether Hertswood Academy itself has capacity or not.
SA2: Services	0	-	Site HEL369 falls within an area with 'low' accessibility (score of 5.01-10). Site HEL369 is within an area of 'medium' accessibility (score of 10.01-15). Site HEL369 is likely to have a minor negative effect and site HEL357 is likely to have a negligible effect.
SA3: Housing Provision	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	0	The sites do not fall within some of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. The sites are likely to have a negligible effect.
SA5: Health	++?/--?	++/-	Site HEL357 is located within 800m of an NHS GP surgery. However, this NHS GP surgery is located within site HEL170 and could therefore be lost as a result of development. The effect against site HEL357 is recorded as uncertain. Site HEL369 is not located within 800m of an NHS GP surgery or hospital. Site HEL357 and HEL369 are located within 800m of open space and recreation facilities. This will have significant positive effects against this objective. None of the sites are located within close proximity of an anaerobic digestion or other waste management facility. Site HEL357 is located within 200m of the A4008 and is likely to have a mixed significant positive and significant negative effect. Site HEL369 is likely to have a mixed significant positive and minor positive effect against this objective.
SA6: Soil and Minerals	-	-	All sites are entirely located on Grade 3 agricultural land and mainly comprise greenfield land and within the Minerals Consultation Area for sand and gravel. All sites are likely to result in a minor negative effect.

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SA Objective	HEL357	HEL369	Justification
SA7: Historic Environment	--?	--?	Site 357 is located south of Grade II listed Haydon Hill and the associated Grade II listed garden wall, and the HHER records the location of a 19th century brickworks to the south of the site There is likely to be a significant negative but uncertain effect. Site HEL369 contains the locally listed building Well End Lodge, and is opposite a Grade II listed building, so there is expected to be a significant negative effect, with uncertainty.
SA8: Landscape	--	-	Site HEL357 falls within landscape character area assessment unit 14a (Bushey Hill Pastures, Bushey Fringe) in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Site HEL369 falls within landscape character area assessment unit 21a (High Canons Valleys and Ridges, Borehamwood Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). However, the development of site HEL357 would contribute towards the coalescence of Watford with Bushey. Therefore, overall, site HEL357 is expected to have a significant negative effect, and site HEL369 is expected to have a minor negative effect.
SA9: Greenhouse Gas Emissions	--	-	Site HEL369 is located within walking distance of bus stops. As such, sites HEL369 is likely to have a minor negative effect. Site HEL357 likely to have a significant negative effect because it is not within walking distance of any sustainable transport links.
SA10: Biodiversity and Geodiversity	-?	-?	Both sites are almost entirely located on undeveloped land. Site HEL357 falls within 100m of two Ecosites (Pasture west of Merry Hill Road and Pasture east of Oxhey Grange by Wood) and two Local Wildlife Sites (Haydon Hill Pastures and Pond and Merryhills Farm Pasture), and site HEL369 is located within 100m of an Ecosite (West End Scout HQ Pond) and a Local Wildlife Site (Wood next to Well End Road). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Both sites are likely to have a minor negative effect. The effects recorded are uncertain due to the sole presence of an Ecosite.
SA11: Water Quality and Quantity	0	0	The sites do not fall within a Source Protection Zone. As such, the sites are likely to have a negligible effect.
SA12: Flooding	0	0	The sites do not fall within Flood Zone 2 and 3. All sites are likely to have a negligible effect.
SA13: Air Quality	0	0	None of the sites fall within an AQMA. As such, both sites are likely to have a negligible effect.
SA14: Energy Efficiency	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--	+	Site HEL369 is located within 800m of one sustainable transport link (buses). However, only HEL357 is within 800m of a town/local centre – Bushey High Street District Centre. Site HEL369 is located between 501m and 1000m of an existing employment area (Elstree Way) and is further than 500m from an existing local employment site. Site HEL357 is located over 2000m from an existing or key employment area. HEL357 is likely to have a significant negative effect, whilst site HEL369 is likely to have a minor positive effect.

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Table F.6: Other Bushey Greenfield (HEL211, HEL215 and HEL337c)

- HEL211: Land on the North Side of Little Bushey Lane
- HEL215: Land West of Rossway Drive
- HEL337c: Land East of Farm Way (Site 1)

SA Objective	HEL211	HEL215	HEL337c	Justification
SA1: Education	-?	-?	-?	Site HEL215 is located within 1km of a secondary school (Bushey Meads) and within 500m of a primary school (Meadow Wood). Meadow Wood is specifically for pupils with physical and neurological impairments. Bushey Meads is located within the settlement of Bushey, which has been identified as having limited or no secondary school capacity. Sites HEL211 and HEL337c are all located within 1km of at least one secondary school but are over 500m from a primary school. Site HEL211 is located within 1km of Queens' and HEL337c is within 1km of Bushey Meads. The schools are located within the settlement of Bushey, which as mentioned previously, has been identified as having limited or no secondary school capacity[87]. Therefore, sites HEL215, HEL211 and HEL337c are likely to have a minor negative effect because there is limited or no secondary school capacity. The effect is recorded as uncertain because it is unknown whether Bushey Meads and Queens' have capacity themselves or not.
SA2: Services	0	0	0	All sites fall entirely of mostly within an area of 'medium' accessibility (score of 10.01-15). Therefore, sites HEL211, HEL215 and HEL337c are likely to have a negligible effect.
SA3: Housing Provision	+	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	+	0	Sites HEL211 and HEL215 fall within some of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain, whereas the remaining sites do not. None of the sites fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Sites HEL211 and HEL215 are likely to have a minor positive effect on this objective, whereas the others are likely to have a negligible effect.
SA5: Health	++/-	++/-	++/-	All sites are located over 800m from an NHS GP surgery or hospital. Despite this, all sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. None of the sites contain a PROW. Furthermore, none of the sites are located within close proximity of an anaerobic digestion or other waste management facility. Additionally, none of them are located within 200m of Hertsmere's strategic road network. Overall, all sites are likely to have a mixed significant positive and minor negative effect.

[87] Ashfield was not included in Bushey's primary school capacity calculations.

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SA Objective	HEL211	HEL215	HEL337c	Justification
SA6: Soil and Minerals	-	-	-	Over 25% of site HEL337c is located on Grade 3 agricultural land. Almost all of site HEL211 are located on Non-agricultural land and almost all of site HEL215 are located on Urban land. All of the sites comprise greenfield land. All of the sites are entirely or partially located within the Minerals Consultation Area for sand and gravel. Therefore, all sites are likely to have a minor negative effect.
SA7: Historic Environment	-?	-?	-?	Site HEL211 is located near a locally listed building which is screened from the site, so there is likely to be a minor negative effect, with uncertainty. Site HEL215 is located near a Grade II listed building, so there is likely to be a minor negative effect, with uncertainty. Site HEL337c is located 300m east of the Grade II listed Tylers Farm House so there is also likely to be a minor negative effect, with uncertainty.
SA8: Landscape	-	-	-	Site HEL211 falls within one landscape character area assessment unit 15a (Bushey Swards, Bushey Fringe), in an area of low-moderate sensitivity to residential housing development/smaller flats (low density). Sites HEL215 and HEL337c are located within landscape character area assessment unit 22c (Borehamwood Plateau, Bushey Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). The proximity of site HEL211 to the Jewish Cemetery could have an adverse effect on landscape (this feature has been referenced in the Landscape Character Assessment as distinctive features). However, development of sites HEL215 and HEL337c are unlikely to affect the distinctive features identified in their relevant landscape character assessments. Therefore, overall, sites HEL211, HEL215 and HEL337c are expected to have minor negative effects.
SA9: Greenhouse Gas Emissions	-	-	-	All sites are within walking distance of one sustainable transport link (buses). As such, all sites are expected to have a minor negative effect.
SA10: Biodiversity and Geodiversity	-	-	-	Sites HEL211 and HEL337c are all located within 100m of Local Wildlife Sites and/or Ecosites. Site HEL211 is located within 100m of two Ecosites (Grassland by Great Western Avenue and Rough Ground North of Bushey Grange Jewish Cemetery West) and one Local Wildlife Site (Hatspring Meadow), and site HEL337c is located within 100m of a Local Wildlife Site (Meadow North West of Tylers Farm). Furthermore, all sites are located on greenfield land. None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Therefore, all sites are likely to have a minor negative effect.
SA11: Water Quality and Quantity	-?	0	0	Site HEL211 falls within Source Protection Zones (SPZs) 2 and 3, whereas the others do not fall within a SPZ. Site HEL211 is likely to have a minor negative but uncertain effect, whereas the remaining sites are likely to have a negligible effect.
SA12: Flooding	0	0	0	All sites do not fall in Flood Zones 2 and 3 and are likely to have a negligible effect.

SA Objective	HEL211	HEL215	HEL337c	Justification
SA13: Air Quality	0	0	0	None of these sites are located within an AQMA or likely to generate traffic that uses an AQMA route as its primary access. Overall, a negligible effect is likely.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	++	--/+	+/-	All sites are within 800m of bus stops. However, none of them are located within 800m of a town or local centre. HEL211 is located within 500m of an existing employment area (Otterspool Way) whereas HEL337c is located 1001-2000m from an existing employment area and further than 500m from an existing local employment site. Site HEL215 is located over 2000m from an existing or key employment area. Site HEL211 is likely to have a significant positive effect, whilst site HEL337c is likely to have a mixed minor positive and minor negative effect. Site HEL215 is likely to have a mixed significant negative and minor positive effect.

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Table F.7: Other Bushey PDL (HEL175, HEL235 and HEL337b)

- HEL175: Hartsbourne Country Club
- HEL235: Bushey Hall Garage
- HEL337b: Land East of Farm Way (Site 2)

SA Objective	HEL175	HEL235	HEL337b	Justification
SA1: Education	+?	-?	-?	HEL235 and HEL337b are located within 1km of a secondary school (Queens' and Bushey Meads, respectively), whilst site HEL175 is located within 500m of one primary school (Hartsbourne). The secondary schools are all located within the settlement of Bushey, which has been identified as having limited or no secondary school capacity. Hartsbourne Primary is located within the settlement of Bushey, which has been identified as having primary school capacity. The remaining schools are located within Watford but no data is available on their capacity. Overall, site HEL175 is likely to have a minor positive effect because there is primary school capacity in the settlement of Bushey. The effect is recorded as uncertain because it is unknown whether Hartsbourne Primary has capacity. Sites HEL235 and HEL337b are expected to have a minor negative effect because there is limited or no secondary school capacity in the settlements of Radlett and Bushey. The effect is again recorded as uncertain because it is unknown whether Queens' and Bushey Meads have capacity themselves or not.
SA2: Services	--	-	0	Site HEL337b falls within an area with 'medium' accessibility (score of 10.01-15) and sites HEL175 and HEL235 fall within an area with 'low' accessibility (score of 5.01-10). Site HEL175 contains part of Hartsbourne Country Club golf course, which could be lost as a result of development. As such, site HEL235 is likely to have a minor negative effect and site HEL175 is likely to have a significant negative effect. Site HEL337b is likely to have a negligible effect.
SA3: Housing Provision	+	+	+	All three sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	0	0	None of the sites fall within the 20% most deprived area sin the Borough with regard to 'Barriers to housing and services' domain in the English Indices of Deprivation. Furthermore, none of the sites fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to have a negligible effect against this objective.
SA5: Health	++/--	++/-	++/-	Site HEL175 is located within 800m of an NHS GP surgery in Bushey, which has capacity for new patients. Sites HEL235 and HEL337b are not located within 800m of an NHS GP surgery or hospital. All three sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. However, site HEL175 contains part of the Hartsbourne Country Club golf course, which could be lost as a result of development. None of the sites contain a PROW. Furthermore, none of the sites are located within close proximity of an anaerobic digestion or other waste management facility.

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SA Objective	HEL175	HEL235	HEL337b	Justification
				Overall, site HEL175 is likely to result in a mixed significant positive and significant negative effect, whilst sites HEL235 and HEL337b are likely to result in a mixed significant positive and minor negative effect.
SA6: Soil and Minerals	+?	+?	+?	Site HEL175 is almost entirely located on Non Agricultural land, site HEL337b is located on Urban land and site HEL235 is almost entirely located on Urban land. All sites comprise brownfield land and are located within the Minerals Consultation Area for sand and gravel. Overall, all sites are likely to result in a minor positive effect on this SA objective. The effect is recorded as uncertain because all three sites are unlikely to ever be subject to minerals extraction due to the fact they are all located on brownfield land.
SA7: Historic Environment	--?	0?	-?	Site HEL175 contains three locally listed buildings, so there is expected to be a significant negative effect, with uncertainty. Site HEL235 is near a locally listed 18th century wall, likely one of the remaining features of the 18th century house that preceded Bushey Hall. This will not be affected by development within the site, so there is likely to be a negligible effect, with uncertainty. Site 337b is also located within the same residential estate as site 337a and 337c, and is likely to have a minor effect, with uncertainty.
SA8: Landscape	--/+	0	0	Site HEL175 falls within character area assessment unit 14a (Bushey Hill Pastures, Bushey Fringe), in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Site HEL175 comprises brownfield land. Sites HEL235 and HEL337b are not located within a landscape character area and, like site HEL175 (with the exception of HEL337b), comprise brownfield land. The brownfield land at sites HEL175 and HEL235 is currently in use. Development of site HEL337b would result in a loss of green space. Therefore, overall, site HEL175 is expected to have a mixed minor positive and significant negative effect, while sites HEL235 and HLE337b are expected to have negligible effects.
SA9: Greenhouse Gas Emissions	--	-	-	Sites HEL235 and HEL337b are only located within walking distance of bus stops. Site HEL175 is not within walking distance of any sustainable transport links. As such, sites HEL235 and HEL337b are likely to result in a minor negative effect and site HEL175 is likely to result in a significant negative effect.
SA10: Biodiversity and Geodiversity	0	0	-	All sites comprise brownfield land. Site HEL337b is located directly adjacent to a Local Wildlife Site (Meadow North West of Tylers Farm). Although site HEL175 falls within an SSSI Impact Risk Zone for residential development, this is for development of 100 units or more. Overall, site HEL337b is likely to have a minor negative effect. The remaining sites are likely to have a negligible effect.
SA11: Water Quality and Quantity	0	-?	0	Site HEL235 falls within Source Protection Zones 1, 2 and 3. As such, site HEL235 is likely to have a minor negative effect whilst HEL175 and HEL337b are likely to have a negligible effect.
SA12: Flooding	0	0	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.

SA Objective	HEL175	HEL235	HEL337b	Justification
SA13: Air Quality	0	0	0	None of these sites are located within an AQMA or likely to generate traffic that uses an AQMA route as its primary access. Overall, a negligible effect is likely.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	+/-	+/-	Sites HEL235 and HEL337b are located within 800m of one sustainable transport link (buses). Site HEL175 is not within walking distance of any sustainable transport links but is located within 800m of Bushey Heath High Road District Centre. Sites HEL235 and HEL337b are located 10001-2000m from an existing employment area and further than 500m from an existing local employment site. Site HEL175 is located over 2000m from an existing or key employment area. Site HEL175 is likely to have a mixed significant negative and minor positive effect, whereas sites HEL235 and HEL337b are likely to have a mixed minor positive and minor negative effect.

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Table F.8: Elstree Village (HEL212, HEL 602 and HEL171)

- HEL212: Land Off Watford Road
- HEL602: Land North West of Elstree
- HEL171: Land North of Centennial Park

SA Objective	HEL212	HEL602	HEL171[88]	Justification
SA1: Education	+?	+?	--	None of the sites are located within 1km of a secondary school. However, sites HEL212 and HEL602 are located within 500m of a primary school (St Nicholas Elstree Church of England VA Primary School). The primary school is located in the settlement of Elstree, which is considered to have primary school capacity. Therefore, a minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether St Nicholas Elstree Church of England VA Primary School has capacity itself or not. Site HEL171 is likely to have a significant negative effect because it is not located within 1km of a secondary school or 500m of a primary school.
SA2: Services	+	+	0	Sites HEL212 and HEL602 fall within areas with 'medium/high' accessibility (score of 15.01-20) and site HEL171 falls mostly within an area with 'medium' accessibility (score of 10.01-15). Sites HEL212 and HEL602 are likely to have a minor positive effect and site HEL171 is likely to have a negligible effect.
SA3: Housing Provision	+	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	0	0	None of the sites fall within the 20% most deprived areas in the Borough with regard to 'Barriers to housing and services' domain in the English Indices of Deprivation. However, site HEL212 falls within 100m of Elstree High Street Neighbourhood Centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Site HEL212 is likely to have a minor positive effect whereas sites HEL602 and HEL171 are likely to have a negligible effect.
SA5: Health	++/--	++/--	++/--	All sites fall within 800m of an NHS GP surgery (except HEL602 which is within 800m from a hospital) and open space, sport and recreation facilities. However, they are all located outside of Potters Bar and Bushey, which are the only settlements within the Borough with capacity for new patients. None of the sites contain a PROW. Furthermore, none of the sites are located within close proximity of an anaerobic digestion or other waste management facility. However, site HEL171 is located within an employment area and will therefore be almost entirely surrounded by a range of business activities that could potentially have an adverse effect on residential amenity and health. Furthermore, sites HEL212 and HEL171 are both located adjacent to the

[88] Although this site is included within the employment/mixed use category, it has been appraised here as a housing site.

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SA Objective	HEL212	HEL602	HEL171[88]	Justification
				A411 and HEL602 is located adjacent to the A5103. Site HEL212 is also located within 200m of the A5183. Sites HEL171, HEL602 and HEL212 are likely to have a mixed significant positive and significant negative effect.
SA6: Soil and Minerals	-	-	-	All sites are located on Grade 3 agricultural land and comprise mainly greenfield land. Site HEL171 is entirely or partially located within the Minerals Consultation Area for sand and gravel. All sites are likely to have a minor negative effect.
SA7: Historic Environment	--?	--?	-?	Site 212 is located partly within Elstree Conservation Area, and the HHER records the discovery of a possible Roman kiln nearby, so there will likely be a significant negative effect, with uncertainty. Site HEL602 is within Grade II listed Aldenham House Registered Park and Garden and Elstree Conservation Area, with several nearby listed buildings and the HHER records the discovery of a possible Roman kiln nearby, so there will likely be a significant negative effect, with uncertainty. There are no designated or non-designated assets within or, immediate to site HEL171. Elstree Conservation Area lies to the east of the site HEL171 and within it a Grade II listed building, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--	--	--	Sites HEL602 and HEL212 fall within landscape character area assessment unit 23b (Elstree Ridges & Slopes, Elstree Village Fringe), in an area of moderate-high sensitivity to residential housing development/smaller flats (medium density). Site HEL171 falls within landscape character area assessment unit 22b (Borehamwood Plateau, Elstree Village Fringe), in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Therefore, overall, sites HEL602, HEL212 and HEL171 are likely to have a significant negative effect.
SA9: Greenhouse Gas Emissions	-	-	-	All sites are located within walking distance of bus stops. Therefore, all four sites are likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	-?	--?	--?	All sites are almost entirely located on undeveloped greenfield land. A significant proportion of sites HEL602 and HEL171 (>=25%) comprise an Ecosite (Pasture north-west of Elstree and Land South of Watford Road, respectively). Both sites are also located within 100m of another Ecosite (Aldenham Country Park Events Field & North Park), with HEL171 also being located within 100m of two Local Wildlife Sites (Composers Park and Aldenham Country Park Grasslands & Reservoir Margins). Site HEL212 is located adjacent to an Ecosite (Pasture N.W. of Elstree). As such, sites HEL602 and HEL171 are likely to have significant negative effects, whilst the remaining site is likely to have a minor negative effect. The effects recorded are uncertain due to the presence of Ecosites. None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development.
SA11: Water Quality and Quantity	0	0	0	None of the sites fall within a Source Protection Zone. As such, a negligible effect is expected.

SA Objective	HEL212	HEL602	HEL171[88]	Justification
SA12: Flooding	0	0	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.
SA13: Air Quality	--	--	--	None of these sites are located within an AQMA, although site HEL212 is adjacent to an existing AQMA. However, they are all likely to generate traffic that uses the High Street/A5183 through Elstree, where the Elstree Crossroads AQMA is located. All sites are therefore likely to have a significant negative effect on this objective.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	++	+	++	All sites are located within 800m of one sustainable transport link (buses). None of the sites are located within 800m of a town or local centre. However, sites HEL212 and HEL171 are both located within 500m of an existing key employment area (Centennial Park), whilst site HEL602 is located 501-1000m of an existing or key employment area. Site HEL171 is also located within 500m of an existing local employment site (Lismirrane Industrial Park). Sites HEL212 and HEL171 are therefore likely to result in a significant positive effect, whilst site HEL602 is likely to result in a minor positive effect.

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Table F.9: Large Urban Extensions (HEL177, HEL218, HEL336, HEL358, HEL360, HEL367 and HEL370R)

- HEL177: Dove Lane
- HEL218: Organ Hall Farm
- HEL336: Hart's Farm
- HEL358: Land South of Shenley Road, Redlett
- HEL360: Land South of Radlett Lane
- HEL367: Land West of Waiting Street I&O
- HEL370R: Land West of Shenley I&O

SA Objective	HEL177	HEL218	HEL336	HEL358	HEL360	HEL367	HEL370R	Justification
SA1: Education	--	+?	-?	+?	+?	--	--	Site HEL336 is located within 1km of a secondary school (Bushey Meads) and within 500m of a primary school (Meadow Wood). Meadow Wood is specifically for pupils with physical and neurological impairments. Bushey Meads is located in the settlement of Bushey, which has been identified as having limited or no secondary school capacity. Sites HEL218, HEL358 and HEL360 are located within 500m of a primary school. HEL218 is located within 500m of Hertsmere Jewish Primary School, HEL358 is within 500m of Newberries Primary School and site HEL360 is 500m of Shenley Primary School. Hertsmere Jewish and Newberries Primary School are both located in the settlement of Radlett, whilst Shenley Primary School is located within the settlement of Shenley. Both these settlements have been identified as having primary school capacity. The remaining sites are located over 1km from a secondary school and over 500m from a primary school. Overall, sites HEL218, HEL358 and HEL360 are likely to have a minor positive effect, whilst site HEL336 is likely to have a minor negative effect. All of these effects are recorded as uncertain because it is unknown whether any of these schools themselves have capacity or not. The remaining sites are likely to have a significant negative effect.
SA2: Services	0	0	-	0	-	--	-	Sites HEL177, HEL218 and HEL358 fall entirely or mostly within an area with 'medium' accessibility (score of 10.01-15), whilst sites HEL336, HEL360 and HEL370R fall mostly within an area with 'low' accessibility (score of 5.01-10). Site HEL367 falls mostly within an area with 'very low' accessibility (score of 0-5). Sites HEL367 is likely to result in a significant

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SA Objective	HEL177	HEL218	HEL336	HEL358	HEL360	HEL367	HEL370R	Justification
								negative effect, whilst sites HEL336, HEL360 and HEL370R are likely to result in a minor negative effect. The remaining sites are likely to result in a negligible effect.
SA3: Housing Provision	+	+	+	+	+	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	0	+	0	+	0	+	Sites HEL336, HEL360 and HEL370R fall entirely or partially within one of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain, whereas the remaining sites do not. With regard to levels of crime and fear of crime, the location of development will not affect this. Sites HEL336, HEL360 and HEL370R are likely to have a minor positive effect, whereas the remaining sites are likely to have a negligible effect.
SA5: Health	++/--	++?/-?	++?/--?	++/-	++/-	++?/--?	++/-	Sites HEL358 and HEL367 are located within 800m of an NHS GP surgery, whilst site HEL177 is located within 800m of a hospital. However, Potters Bar and Bushey are the only settlements in the Borough with capacity for new patients and sites HEL358 and HEL367 do not fall within either. Site HEL177, on the other hand, is located on the edge of Potters Bar and within 800m of the hospital. The remaining sites are located further than 800m from an NHS GP surgery and/or hospital. All eight sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. Three of the sites, HEL218, HEL336 and HEL367, contain a PROW, which could be lost or diverted as a result of development. None of the sites are located within close proximity of an anaerobic digestion or other waste management facility. However, sites HEL177 and HEL336 are both located within 200m of a motorway (the M25 and M1, respectively) and at least one A road (HEL177 is within 200m of the A111 and the A1000 and HEL336 is within 200m of the A41). Site HEL367 is also located within 200m of an A road (the A5183). Sites HEL177, HEL336 and HEL367 are likely to have a mixed significant positive and significant negative effect, whilst the remaining sites are likely to have a mixed significant positive and minor negative effect. The effects recorded against HEL218, HEL336 and HEL367 are uncertain.
SA6: Soil and Minerals	-	-	-	-	-	--	-	Over 25% of site HEL367 is located on Grade 2 agricultural land, whilst over 25% of sites HEL218, HEL336, HEL358, HEL360 and HEL370R are located on Grade 3 agricultural land.

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SA Objective	HEL177	HEL218	HEL336	HEL358	HEL360	HEL367	HEL370R	Justification
								Site HEL177 is located on Urban land. All eight sites comprise mainly greenfield land. Sites HEL177, HEL218, HEL336, HEL358, HEL360 and HEL370R are all located entirely or partially within the Minerals Consultation Area for sand and gravel. Overall, site HEL367 is likely to have a significant negative effect and the remaining sites are likely to have a minor negative effect.
SA7: Historic Environment	-?	-?	-?	-?	--?	--?	--?	Site HEL177 is located near a locally listed building but is not likely to be perceptible from it, and is partly within the footprint of Enfield Chase, Geoffrey de Mandeville's semi-public hunting ground, so there is likely to be a minor effect, with uncertainty. Site HEL218 is directly south of three locally listed cottages, so there is likely to be a minor negative effect, with uncertainty. Site HEL336 is near a Grade II listed s farm house, but with intervening development, so there is likely to be a minor negative effect, with uncertainty. Site HEL358 is located between two conservation areas, and is close to a locally listed building, so there is likely to be a significant adverse effect, with uncertainty. Site HEL360 is located very close to Shenley Conservation Area and two Grade II listed structures, so there is likely to be a significant negative effect, with uncertainty. Site HEL367 is located immediately to the south of Radlett South Conservation Area, and the HHER records undated cropmarks of ditches and pits within the site, so there is likely to be a significant negative effect, with uncertainty. Site HEL370Ris immediately adjacent to Shenley Conservation area, and is close to several Grade II listed buildings, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	-	-	-	-	--	--	--	Site HEL177 falls within landscape character area assessment unit 26a (Hornbeam Hills (Enfield Chase), Potters Bar Fringe) in an area of low-moderate sensitivity to residential housing development/smaller flats (low density). Sites HEL218 and HEL336 fall mostly within landscape character area assessment units 22a (Borehamwood Plateau, Elstree and Borehamwood Fringe) and 22c (Borehamwood Plateau, Bushey Fringe), respectively, in an area of moderate sensitivity to residential housing development/smaller flats (low density). Sites HEL358 and HEL360 fall within landscape character area assessment units 21b (High Canons Valleys and Ridges, Radlett Fringe) and 21c (High Canons Valleys and Ridges, Shenley Fringe) respectively, in an area of moderate and moderate-high sensitivity to

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SA Objective	HEL177	HEL218	HEL336	HEL358	HEL360	HEL367	HEL370R	Justification
								residential housing development/smaller flats (low density). Site HEL370R falls within landscape character area assessment unit 20b (Shenley Ridge, Shenley Fringe – east), which has moderate-high sensitivity to residential housing development/smaller flats (low density). Site HEL367 falls within landscape character area assessment unit 16b (Aldenham Plateau, Radlett Fringe – south) in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). The development of site HEL370R would contribute towards the coalescence of Shenley with Radlett. Therefore, overall, sites HEL177, HEL218 and HEL366 are expected to have minor negative effects, whilst sites HEL360, HEL367 and HEL370 are expected to have significant negative effects.
SA9: Greenhouse Gas Emissions	-	-	-	+	-	--	-	Site HEL358 is within walking distance of bus stops and Radlett railway station. The remaining sites (with the exception of HEL367) are within walking distance of bus stops. Site HEL367 is not within walking distance of any sustainable transport links. Site HEL358 is likely to have a minor positive effect, whilst site HEL177, HEL218, HEL336, HEL360 and HEL370R are likely to have a minor negative effect. Site HEL367 is likely to have a significant negative effect as it is not within walking distance of any sustainable transport links.
SA10: Biodiversity and Geodiversity	-	-	--?	--	-	-	-	All sites are located entirely or mainly on greenfield land. Site HEL358 comprises Radlett Field RIGS and is also located adjacent to (<=100m) Local Wildlife Sites (Theobald Street Wood, The Gorse and Porters Park Gold Club) and Ecosites (Radlett Plantation Newberries Pit and Newberries JMI). A significant proportion of site HEL336 (>=25%) comprises an Ecosite (Meadow North East of Harts Farm), whilst a smaller proportion of site HEL367 comprises a Local Wildlife Site (Cobdenhill Dell). Site HEL367 also lies adjacent to Ecosites (Moses Dell and Little Kendals Farm Track). Sites HEL360, HEL218 and HEL370R are all located within 100m of a Local Wildlife Site (sites HEL218 and HEL360 are also located within 100m of an Ecosite). Site HEL177 does not contain or lie within close proximity to a designated biodiversity habitat but is located on greenfield land. None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. As such, sites HEL336 and HEL358 are likely to have a significant negative effect. The effect recorded against site

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SA Objective	HEL177	HEL218	HEL336	HEL358	HEL360	HEL367	HEL370R	Justification
								HEL336 is uncertain due to the sole presence of an Ecosite. Sites HEL177, HEL360, HEL218, HEL367 and HEL370R are likely to have a minor negative effect.
SA11: Water Quality and Quantity	0	0	0	0	0	0	0	None of the sites fall within a Source Protection Zone. As such, a negligible effect is expected.
SA12: Flooding	0	0	0	0	0	0	0	Less than 5% of sites HEL218 and HEL370R fall within Flood Zone 3, and less than 25% fall within Flood Zone 2. All sites are likely to have a negligible effect.
SA13: Air Quality	--	0	0	--	0	--	--	Although none of the sites fall within an AQMA, site HEL177 is located adjacent to the Dove Lane AQMA and therefore likely to have an adverse effect on this objective. Site HEL367 is located on Watling Street, where the Park Road, Radlett AQMA is located. Likewise, sites HEL358 and HEL370 are located on roads that adjoin Watling Street, where this AQMA is located. Sites HEL177, HEL367, HEL358 and HEL370R are likely to have a significant negative effect, whilst the remaining sites are likely to have a negligible effect.
SA14: Energy Efficiency	0	0	0	0	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+/-	--/+	--/+	--/+	--/+	--/+	--/+	All sites are located within 800m distance of one sustainable transport link (buses), whilst site HEL358 is also located within 800m of Radlett railway station. Site HEL177 is located within 800m of Potters Bar High Street District Centre, site HEL358 is located within 800m of Radlett Watling Street District Centre and site HEL367 is located within 800m of Radlett Watling Street District Centre. Site HEL177 is located between 1001-2000m from an existing employment area and further than 500m from an existing local employment site. The remaining sites are further than 2000m from an existing or key employment area. Therefore, site HEL177 is likely to have a mixed minor positive and minor negative effect. The remaining sites are likely to have a mixed significant negative and minor positive effect.

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Table F.10: Elstree Way (HEL217)

- HEL217: Manor Place

SA Objective	HEL217	Justification
SA1: Education	+?	Site HEL217 is located within 500m of three primary schools (Yavneh Primary, Monksmead and Kenilworth). The primary schools (Yavneh Primary, Monksmead and Kenilworth) are all located within the settlement of Borehamwood, which has been identified as having primary school capacity but limited or no secondary school capacity[89]. HEL217 is likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether the schools have capacity themselves or not.
SA2: Services	++	Site HEL217 falls entirely or mostly with an area with 'high' accessibility (score of 20.01-30). Therefore, site HEL217 is likely to have a significant positive effect.
SA3: Housing Provision	+	A minor positive effect is expected because the site would provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	0	The site does not fall within one of the 20% most deprived areas in the Borough, with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. HEL217 is not located within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Site HEL217 is likely to have a negligible effect.
SA5: Health	++/--	Site HEL217 is located within 800m of an NHS GP surgery. However, the site is located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. Despite this, the site is located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. The site does not contain a PROW and is located within close proximity of an anaerobic digestion or other waste management facility. However, it is located adjacent to the existing Elstree Way employment area and will therefore be surrounded by a range of business activities that could potentially have an adverse effect on residential amenity and health. Site HEL217 is likely to result in a mixed significant positive and significant negative effect.
SA6: Soil and Minerals	+?	Site HEL217 is located on Urban land and comprise brownfield land. The site is also located within the Minerals Consultation Area for sand and gravel. Overall, the site is likely to have a minor negative effect on this objective. The effect is recorded as uncertain because it is unlikely that the site will ever be subject to minerals extraction due to the fact it is located on brownfield land.
SA7: Historic Environment	-?	Site HEL217 is close to two locally listed buildings, there is likely to be a minor negative effect, with uncertainty.

[89] Elstree UTC was not included in Borehamwood's secondary school capacity calculations.

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SA Objective	HEL217	Justification
SA8: Landscape	0	The site does not fall in a landscape character area and it is located on brownfield land within the settlement of Borehamwood and is currently in use. A negligible effect is therefore likely.
SA9: Greenhouse Gas Emissions	-	The site is located within walking distance of one sustainable transport link (buses). A minor negative effect is expected against this site in relation to this SA objective.
SA10: Biodiversity and Geodiversity	0	The site is located on brownfield land and does not contain or lie within close proximity to any designated biodiversity assets. The site falls within an SSSI Impact Risk Zone for the proposed type of development. As such, a negligible effect is expected in relation to this SA objective.
SA11: Water Quality and Quantity	0	The site is not located within a Source Protection Zone. As such, a negligible effect is expected.
SA12: Flooding	0	The site does not fall within Flood Zones 2 or 3. A negligible effect is expected against the site with regard to this objective.
SA13: Air Quality	--	Site HEL217 is located just off of Elstree Way, and therefore also likely to generate traffic that passes the Shenley Road AQMA. A significant negative effect is therefore likely.
SA14: Energy Efficiency	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	The site is located within 800m of one sustainable transport link (buses) and is therefore likely to have a minor positive effect on this objective. HEL217 is also located within 800m of the Borehamwood Town Centre. Furthermore, the site is within an existing employment area (Elstree Way) and currently consist of industrial uses and/or offices, therefore development for housing would lead to loss of existing employment land. The site is likely to result in a mixed significant negative and minor positive effect.

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Table F.11: Woodcock Hill (HEL197a and HEL197b)

- HEL197a: Land North of Barnet Lane (Site 1)
- HEL197b: Land North of Barnet Lane (Site 2)

SA Objective	HEL197a	HEL197b	Justification
SA1: Education	--	--	The sites are located further than 1km from a secondary school and further than 500m from a primary school. As such, the sites are likely to have a significant negative effect.
SA2: Services	-	-	Sites HEL197a and HEL197b fall mostly within an area of 'low' accessibility (score of 5.01-10). As such, sites HEL197a and HEL197b are likely to have a minor negative effect.
SA3: Housing Provision	+	+	A minor positive effect is expected because all sites provide fewer than 500 dwellings each, contributing towards the delivery of housing. Even if the sites were brought forward together, they would still provide for fewer than 500 dwellings, therefore a minor positive effect would still be expected.
SA4: Community Cohesion	+	+	Sites HEL197a and HEL197b fall entirely or partially within one of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites are located within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Overall, sites HEL197a and HEL197b are likely to have a minor positive effect.
SA5: Health	++/--	++/--	None of the sites are located within 800m of an NHS GP surgery or hospital. However, they are all located within 800m of open space and recreation facilities, with significant positive effects against this objective. None of the sites contain a PROW or are located within close proximity of an anaerobic digestion or other waste management facility. However, all sites are located within 200m of Hertsmere's strategic road network (A411). Overall, all sites are likely to result in a mixed significant positive and significant negative effect.
SA6: Soil and Minerals	-	-	Site HEL197b and almost all of site HEL197a are located on Urban land. Sites HEL197a and HEL197b comprise greenfield land. The sites are located within the Minerals Consultation Area for sand and gravel. All sites are likely to have a minor negative effect.
SA7: Historic Environment	-?	-?	Site HEL197a is not near any designated or non-designated assets that would have their setting meaningfully changed by any development within it, but unknown archaeological heritage assets could be found within it. There is likely to be a minor negative effect, with uncertainty. Site HEL197b is located near the site of a former 19th century brickworks so there is potential for buried heritage assets associated with this to survive within the site. There is likely to be a minor negative effect, with uncertainty.

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SA Objective	HEL197a	HEL197b	Justification
SA8: Landscape	-	-	All sites fall within landscape character area assessment unit 23a (Elstree Ridges and Slopes, Elstree and Borehamwood Fringe). Sites HEL197a and HEL197b are located in an area of moderate sensitivity to residential housing development/smaller flats (low density). Sites HEL197a and HEL197b are expected to have minor negative effects.
SA9: Greenhouse Gas Emissions	+	+	All sites are located within walking distance of two sustainable transport links (buses and Elstree & Borehamwood railway station). All sites are therefore likely to result in a minor positive effect.
SA10: Biodiversity and Geodiversity	--?	--	All sites are located on undeveloped greenfield land. A significant proportion of site HEL197b (>=25%) comprises a Local Wildlife Site (Elstree Tunnel Grasslands East) and site HEL197a contains the entirety of an Ecosite (Elstree Tunnel Grasslands West). Site HEL197a is also located within 100m of a Local Wildlife Site (Elstree Tunnel Grasslands East), whilst site HEL197b is within 100m of an Ecosite (Elstree Tunnel Grasslands West). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. As such, all sites are likely to have a significant negative effect against this objective. Site HEL197a is recorded as uncertain due to the presence of an Ecosite.
SA11: Water Quality and Quantity	0	0	None of the four sites fall within a Source Protection Zone. As such, a negligible effect is expected.
SA12: Flooding	0	0	None of the sites fall within Flood Zones 2 or 3. A negligible effect is expected against each site with regard to this objective.
SA13: Air Quality	0	0	None of these sites are located within an AQMA or likely to generate traffic that uses an AQMA route as its primary access. Overall, a negligible effect is likely.
SA14: Energy Efficiency	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+/-	+/-	All sites are located within 800m of two sustainable transport links (buses and Elstree & Borehamwood railway station), as well as Borehamwood Town Centre. They are also located 1001-2000m from an existing employment area and further than 500m from an existing local employment site. The sites are likely to have a mixed minor positive and minor negative effect.

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Table F.12: Other Borehamwood (HEL152 (two options), HEL506 and HEL601)

- HEL152: Lyndhurst Farm (Whole Site)
- HEL152: Lyndhurst Farm (Smaller Site)
- HEL506: South of Allum Lane (Adjacent to HEL341)
- HEL601: Green Street, Borehamwood

SA Objective	HEL152	HEL152	HEL506	HEL601	Justification
SA1: Education	--	--	--	--	All sites are located further than 1km from a secondary school and further than 500m from a primary school. As such, all sites are likely to have a significant negative effect.
SA2: Services	-	-	+	-	Site HEL506 is located within an area with 'medium/high' accessibility (score of 15.01-20), whilst sites HEL152 and HEL601 are located within an area with 'low' accessibility (score of 5.01-10). Site HEL506 is likely to have a minor positive effect and sites HEL152 and HEL601 are likely to have a minor negative effect.
SA3: Housing Provision	+	+	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	0	0	0	None of the sites fall within any of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. The sites also don't fall within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to have a negligible effect against this objective.
SA5: Health	++/-	++/-	++/-	++/-	Site HEL506 is located within 800m of an NHS GP surgery. However, all sites are located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. Despite this, all sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. Site HEL506 is located directly adjacent to a waste site. None of the sites contain a PROW however, HEL601 is within 400m of PROW. All sites are likely to have a mixed significant positive and minor negative effects.
SA6: Soil and Minerals	-	-	-	-	All sites are wholly located on Grade 3 agricultural land and mainly comprise greenfield land (a less efficient use of land). Site HEL152 and HEL601 are located within the Minerals Consultation Area for sand and gravel. Overall, all sites are likely to result in a minor negative effect.
SA7: Historic Environment	-?	-?	-?	-?	Site HEL152 is located close to a small number of Grade II listed buildings, and the site of Villa Scalabrini which possibly has medieval origins, so there is expected to be a minor negative effect, with uncertainty.

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SA Objective	HEL152	HEL152	HEL506	HEL601	Justification
					Site HEL506 is near Elstree Conservation Area and two grade II listed buildings. The setting of these could be changed so there is likely to be a minor negative effect, with uncertainty. Site HEL601 does not contain any designated or non-designated assets. It is near Well Cottage, a non-designated asset that is likely to experience setting change, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	-	-	--	-	Sites HEL152 and HEL601 are located within landscape character area assessment unit 21a (High Canons Valleys and Ridges, Borehamwood Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Site HEL506 is located in landscape character area assessment unit 23b (Elstree Ridge and Slopes, Elstree Village Fringe), in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Therefore, sites HEL152 and HEL601 are likely to have a minor negative effect, and site HEL506 is expected to have a significant negative effect.
SA9: Greenhouse Gas Emissions	-	-	+	-	All sites are within walking distance of bus stops. Site HEL506 is also located within walking distance of a railway station (Elstree & Borehamwood). Site HEL506 is likely to result in a minor positive effect, whilst sites HEL601 and HEL152 are likely to result in a minor negative effect.
SA10: Biodiversity and Geodiversity	--	--?	-?	-	All sites are mostly located on undeveloped greenfield land. A significant proportion of site HEL152 (>=25%) comprises an Ecosite (Lynhurst Farm) and HEL152 (smaller) lies entirely within that Ecosite (Lyndhurst Farm). Both HEL152 (whole) and HEL152 (smaller) are located adjacent to a Local Wildlife Site (Organ Hall Pastures). Site HEL506 is located adjacent to an Ecosite (Elstree Cemetery Grassland). Site HEL601 is located almost adjacent to an Ecosite (Lyndhurst Farm), and within 100m of another (Meadow by Green Street). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. As such, site HEL152 is likely to result in a significant negative effect, whilst sites HEL506, HEL601 are expected to have a minor negative effect. The effects recorded against sites HEL152 and HEL506 are uncertain due to the presence of an Ecosite.
SA11: Water Quality and Quantity	0	0	0	0	None of the sites fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	0	0	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.
SA13: Air Quality	0	0	--	0	Although none of the sites fall within an AQMA, site HEL506 is located on Allum Lane, which contains the Shenley Road AQMA and connects to the A5183, where the Elstree Crossroads AQMA is located. Site HEL506 is therefore likely to have a significant negative effect. Sites HEL601 and HEL152 are likely to have a negligible effect.

SA Objective	HEL152	HEL152	HEL506	HEL601	Justification
SA14: Energy Efficiency	0	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+/-	+/-	+/-	--/+	All sites are located within 800m of one sustainable transport link (buses). However, they are not located within 800m of a Town or Local Centre. Site HEL506 is located 1001-2000m from an existing key employment area, whilst site HEL152 is located 1001-2000m from an existing employment area. All sites are located further than 500m from an existing local employment site, except for HEL601 which is over 2000m. HEL601 is likely to have a mixed significant negative and minor positive effect. Sites HEL152 and HEL506 likely to have a mixed minor positive and minor negative effect against this objective.

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Table F.13: Other Borehamwood PDL (HEL388)

- HEL388: The Point, Borehamwood

SA Objective	HEL388	Justification
SA1: Education	+?	Site HEL388 is located within 1km of a secondary school (Yavneh College) and within 500m of a primary school (Yavneh Primary). The schools are located in the settlement of Borehamwood, which has been identified as having primary school capacity but limited or no secondary school capacity[90]. Therefore, site HEL388 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unknown whether the schools have capacity themselves or not.
SA2: Services	++	Site HEL388 is located within an area with mostly 'high' accessibility (score of 20.01-30). Site HEL388 is likely to result in a significant positive effect.
SA3: Housing Provision	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	Site HEL388 also falls within 100m of Borehamwood Town Centre. Site HEL388 contains a car park. The regeneration of this site could help to regenerate the area. Site HEL388 is likely to have a minor positive effect.
SA5: Health	++/-	Site HEL388 is located within 800m of two NHS GP surgeries. However, the site is located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. The site located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. None of the sites contain a PROW or are located within close proximity of an anaerobic digestion facility or other waste management facility. Furthermore, none of the sites are located within close proximity of Hertsmere's strategic road network. Site HEL388 is likely to have a mixed significant positive and minor negative effect.
SA6: Soil and Minerals	+?	Site HEL388 is located on Urban land. Site HEL388 comprise brownfield land. The site falls within the Minerals Consultation Area for sand and gravel. The site is likely to have a minor positive effect. The effect is recorded as uncertain because it is unlikely that they will ever be subject to minerals extraction due to the fact they are all located on brownfield land.
SA7: Historic Environment	-?	Site HEL388 is located just south of a locally listed church, though this is already surrounded by modern development, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	0	Site HEL388 does not fall within a landscape character area. Site HEL388 comprises brownfield land that is not degraded. Therefore, site HEL388 is likely to have a negligible effect.

[90] Elstree UTC was not included in Borehamwood's secondary school capacity calculations.

SA Objective	HEL388	Justification
SA9: Greenhouse Gas Emissions	+	All sites are within walking distance of bus stops. Site HEL388 is also located within walking distance of a railway station (Elstree & Borehamwood). Site HEL388 is likely to result in a minor positive effect.
SA10: Biodiversity and Geodiversity	0	None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Site HEL388 is likely to result in a negligible effect.
SA11: Water Quality and Quantity	0	The sites fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	None of the sites fall within Flood Zones 2 and 3. A negligible effect is expected against each site with regard to this SA objective.
SA13: Air Quality	--	Although none of the sites fall within an AQMA, site HEL388 is directly adjacent to the Shenley Road AQMA. Site HEL388 is therefore likely to have a significant negative effect.
SA14: Energy Efficiency	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+	The site is located within 800m of one sustainable transport link (buses) and Elstree & Borehamwood railway station. Site HEL388 is located adjacent to the Borehamwood Town Centre and within 1000m of an existing employment area (Elstree Way) and are further than 500m from an existing local employment site. Site HEL388 is likely to have a minor positive effect.

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Table F.14: Urban Greenspace (HEL239 and HEL371)

- HEL239: Elstree Road (The Paddock)
- HEL371: Old Haberdashers Sports Ground

SA Objective	HEL239	HEL371	Justification
SA1: Education	+?	+?	HEL239 and HEL371 are all located within 500m of a primary school (Bushey Heath, Meryfield and Saffron Green, respectively). Bushey Heath Primary School is located within the settlement of Bushey, whilst the other two schools, Meryfield and Saffron Green, are located within Borehamwood. Both settlements have been identified as having primary school capacity. The sites are likely to have a minor positive effect. All effects are recorded as uncertain because it's unknown whether the schools have capacity themselves or not.
SA2: Services	0	++?/-?	Site HEL371 falls within an area with 'high' accessibility (score of 20.01-30). Site HEL239 falls within an area with 'medium' accessibility (score of 10.01-15). Site HEL371 is a private sports club, which could also be lost or relocated as a result of development. Due to the fact this is a private facility, the effect would be minor. Therefore, site HEL371 is likely to have a mixed significant positive and minor negative but uncertain effect. Site HEL239 is likely to have a negligible effect.
SA3: Housing Provision	+	+	A minor positive effect is expected because all sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	0	0	None of the sites fall within 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites are located within 100m of town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. The sites are likely to have a negligible effect.
SA5: Health	++/--	++/--	Site HEL239 is located within 800m of two NHS GP surgeries and site HEL371 is located within 800m of four NHS GP surgeries. However, site HEL371 is located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. Site HEL239 is located within Bushey. All of the sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. However, site HEL239 comprises open green space, whilst site HEL371 comprises a sports ground. These facilities could all be lost as a result of the development of these sites. None of the sites contain a PROW or are located within close proximity of an anaerobic digestion or other waste management facility. Site HEL239 is located adjacent to an A road (the A411 and the A1, respectively). Overall, all sites are likely to have a mixed significant positive and significant negative effect.
SA6: Soil and Minerals	-	-	All sites are wholly located on Urban land. However, they all comprise greenfield land. The sites are all located within the Minerals Consultation Area for sand and gravel. Overall, all sites are likely to have a minor negative effect.
SA7: Historic Environment	--?	-?	Site HEL239 is opposite the Grade II listed Reveley Lodge and associated buildings, and there is a row of locally listed buildings to the south of the site. It is expected there will be a significant negative effect, with uncertainty.

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SA Objective	HEL239	HEL371	Justification
			Site HEL371 is located near a cluster of Grade II listed buildings, however these are screened from the site so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	-	-	None of these sites fall within a landscape character area as they are all located within the following settlements: Bushey (HEL239) and Borehamwood (HEL371). They all comprise greenfield land and their development would lead to the loss of green space. Therefore, overall, all sites are likely to have a minor negative effect.
SA9: Greenhouse Gas Emissions	-	-	The sites are located within walking distance of bus stops. As such, the sites are likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	--?	-	All sites are located on undeveloped greenfield land. Site HEL239 comprises an entire Ecosite (Paddock by Elstree Road). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Overall, site HEL239 is likely to have a significant negative effect and HEL371 is likely to have a minor negative effect. The effect recorded against site HEL239 is uncertain due to the sole presence of Ecosites.
SA11: Water Quality and Quantity	0	0	The sites do not fall within an SPZ at all. Therefore, the sites are likely to have a negligible effect.
SA12: Flooding	0	0	None of the sites falls within Flood Zones 2 and/or 3 at all. Overall, all sites are likely to have a negligible effect.
SA13: Air Quality	0	--	Although none of the sites fall within an AQMA, site HEL371 is located just off of Theobald Street, which connects to Shenley Road where the Shenley Road AQMA is located. It's therefore possible that site HEL371 will generate traffic through this AQMA. Site HEL371 is likely to have a significant negative effect, whilst HEL239 is likely to have a negligible effect.
SA14: Energy Efficiency	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+/-	+/-	All sites are located within walking 800m of one sustainable transport link (buses). Site HEL239 is located within 800m of Bushey Heath High Road District Centre and site HEL371 is located within 800m of Borehamwood Town Centre. HEL239 and HEL371, are located 1001-2000m from an existing key employment area and an existing employment area, respectively. Site HEL239 is located further than 500m from an existing local employment site, whilst site HEL371 is located within 500m of an existing local employment site. Overall, sites HEL239 and HEL371 are likely to result in a mixed minor positive and minor negative effect.

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Table F.15: South Mimms (more than 100 dwellings) (HEL228b, HEL321 and HEL173)

- HEL228b: St Albans Road, South Mimms (including SM3)
- HEL321: Land Formerly Part of Earl and Cross Keys Farm (South Site)
- HEL173: Greyhound Lane

SA Objective	HEL228b	HEL321	HEL173	Justification
SA1: Education	+?	+?	+?	Sites HEL321 and HEL173 are both located within 500m of a primary school (St Giles' CE). Site HEL228b is located approximately 500m from St Giles' CE primary school. The school is located in the settlement of South Mimms, which has been identified as having primary school capacity. There are no secondary schools within South Mimms, therefore all sites are further than 1km from a secondary school. All sites are likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether St Giles' CE primary school has capacity itself or not.
SA2: Services	0	0	0	All sites fall entirely or mostly within an area with 'medium' accessibility (score of 10.01-15). Therefore, all sites are likely to have a negligible effect.
SA3: Housing Provision	+	+	+	A minor positive effect is expected because all three sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	+	+	+	All three sites are located within one of the 20% most deprived areas within the Borough, with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites are located within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to result in a minor positive effect against this objective.
SA5: Health	++/--	++?/--?	++?/--?	None of the sites are located within 800m of an NHS GP surgery or hospital. However, all three sites are located within 800m of open space and recreation facilities, with significant positive effects against this objective. Two of the sites contain a PROW (HEL321 and HEL173), which could be lost or diverted as a result of development. Furthermore, all three sites are located within 200m of a motorway, specifically the M25 (HEL228b) and the A1(M) (HEL321 and HEL173). This would result in significant negative effects against this objective. None of the sites are located within close proximity of an anaerobic digestion or other waste management facility. Overall, all three sites are likely to result in a mixed significant positive and significant negative effect against this objective. The effect recorded against HEL321 and HEL173 is uncertain.
SA6: Soil and Minerals	-	-	-	All three sites are wholly located on Grade 3 agricultural land and comprise greenfield land. They are also all located within the Minerals Consultation Area for sand and gravel. Overall, all three sites are likely to have a minor negative effect.

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SA Objective	HEL228b	HEL321	HEL173	Justification
SA7: Historic Environment	-?	--?	--?	Site HEL228b is located near a Grade II listed building, several locally listed buildings and South Mimms Conservation Area, and development within could cause limited setting change for these assets. It is expected that there would be a minor negative effect, with uncertainty. Site HEL321 is located partly within South Mimms Conservation Area and would significantly change its setting. It is also close to a Grade I listed building and other listed structures, so it is expected there would be a minor negative effect, with uncertainty. Site HEL173 is located within South Mimms Conservation Area, so there would be a significant negative effect, with uncertainty.
SA8: Landscape	-	-	-	Sites HEL228b and HEL321 fall within one landscape character area assessment unit (27a. Catherine Bourne Valley, South Mimms Fringe) in an area of low-moderate sensitivity to residential housing development/ smaller flats (low density) and site HEL173 falls within another landscape character area (24b. Arkley Plain, South Mimms Fringe) in an area of moderate sensitivity to residential housing development/ smaller flats (low density). Therefore, overall, sites HEL228b, HEL321 and HEL173 are likely to have a minor negative effect.
SA9: Greenhouse Gas Emissions	-	+	+	All three sites are located within walking distance of bus stops. Sites HEL321 and HEL173 are also located within walking distance of a National cycle route. Overall, sites HEL321 and HEL173 are likely to have a minor positive effect, and site HEL228b is likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	--	-	--	All three sites are located on undeveloped greenfield land. Site HEL173 entirely comprises two Ecosites (Grassland by Greyhound Lane and South Mimms Sports Field) and is located within 100m of some further Ecosites (Glebelands and Ingham Lodge), as well as some Local Wildlife Sites (Meadow by St Albans Road and Grassland West of Greyhound Lane). Site HEL321 is located within 100m four Ecosites: St Giles' Church South Mimms, Grassland by Greyhound Lane, Glebelands South Mimms and South Mimms Sports Field), as well as a Local Wildlife Site (Meadow by St Albans Road). Furthermore, site HEL228b falls within a SSSI Impact Risk Zone for residential development of 100 dwellings or more. Overall, sites HEL173 and HEL228b are likely to have a significant negative effect, whilst site HEL321 is likely to have a minor negative effect.
SA11: Water Quality and Quantity	-?	-?	0	Sites HEL228b and HEL321 fall within Source Protection Zone (SPZ) 1, whereas site HEL173 does no fall within a SPZ at all. Therefore, site HEL228b and HEL321 are likely to result in a minor negative but uncertain effect, whilst site HEL173 is likely to result in a negligible effect.
SA12: Flooding	-	0	0	Between 5% and 25% of site HEL228b falls within Flood Zone 3, whereas the remaining sites do not fall within a flood zone at all. Therefore, site HEL228b is likely to result in a minor negative effect and the remaining sites are likely to result in a negligible effect.

SA Objective	HEL228b	HEL321	HEL173	Justification
SA13: Air Quality	0	0	--	Although none of the sites fall within an AQMA, site HEL173 is located on Greyhound Lane, which connects to New Road/Blanche Lane, where the Blanche Lane AQMA is located. Therefore, site HEL173 is likely to result in a significant negative effect and the remaining sites are likely to result in a negligible effect.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	+/-	+/-	All three sites are located within 800m of one sustainable transport link (buses), whilst sites HEL321 and HEL173 are also located within 800m of a National cycle route. None of the sites are located within 800m of a town or local centre. Sites HEL321 and HEL173 are located between 1001m and 2000m from an existing employment area and further than 500m from an existing local employment site. Site HEL228b is located over 2000m from an existing or key employment area. Therefore, overall, sites HEL321 and HEL173 are likely to result in a mixed minor positive and minor negative effect, site HEL228b is likely to result in a mixed significant negative and minor positive effect.

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Table F.16: South Mimms (less than 100 dwellings) (HEL228a, HEL254, HEL255, HEL320 and HEL205)

- HEL228a: St Albans Road, South Mimms (including SM3)
- HEL254: Land to the Rear of Altus, 4 Blanche Lane (West and East)
- HEL255: Land to the Rear of Altus, 4 Blanche Lane (West and East)
- HEL320: Land Formerly Part of Earl and Cross Keys Farm (North Site)
- HEL205: Land at Town Farm (including SM2)

SA Objective	HEL228a	HEL254	HEL255	HEL320	HEL205	Justification
SA1: Education	+?	+?	+?	+?	+?	All sites are located within 500m of a primary school (St Giles' CE). The school is located in the settlement of South Mimms, which has been identified as having primary school capacity. There are no secondary schools within South Mimms, therefore all sites are further than 1km from a secondary school. All sites are likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether St Giles' CE primary school has capacity itself or not.
SA2: Services	+	0	0	+	0	All sites (with the exception of HEL228a and HEL320) are entirely or mostly located within an area with 'medium' accessibility (score of 10.01-15). Sites HEL228a and HEL320 are entirely or mostly located within an area with 'medium/high' accessibility (score of 15.01-20). Therefore, sites HEL254, HEL255, and HEL205 are likely to have negligible effect, whereas sites HEL228a and HEL320 are likely to have a minor positive effect.
SA3: Housing Provision	+	+	+	+	+	A minor positive effect is expected because all sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	+	+	+	+	+	All sites are located within one of the 20% most deprived areas in the Borough, with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites are located within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to have a minor positive effect.
SA5: Health	++/-	++/--	++/--	++?/-?	++/-	All sites are located further than 800m from an NHS GP surgery and/or hospital. Despite this, all sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. However, site HEL320 contains two PROWs, which could be lost or diverted as a result of development with uncertain effects on this objective. None of the sites are located within close proximity of anaerobic digestion or other waste management facility. However, sites HEL254 and HEL255 are located within 200m of the M25. This would result in significant negative effects against this objective. Therefore, overall, sites HEL254 and HEL255 are likely to have a mixed significant positive

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SA Objective	HEL228a	HEL254	HEL255	HEL320	HEL205	Justification
						and significant negative effect. The remaining sites are likely to have a mixed significant positive and minor negative effect. The effect recorded against HEL320 is uncertain.
SA6: Soil and Minerals	-	-	-	-	-	All sites are wholly located on Grade 3 agricultural land and mainly comprise greenfield land. They are also all located within the Minerals Consultation Area for sand and gravel. Overall, all sites are likely to result in a minor negative effect.
SA7: Historic Environment	-?	--?	--?	--?	--?	Site HEL228a is located near a Grade II listed building and locally listed buildings. There would be little perceptible change to the site from these assets, so there is likely to be a minor negative effect, with uncertainty. Site HEL254 is partly located within South Mimms Conservation Area, therefore development within it would change the character and setting of the Conservation Area, and there is likely to be a minor negative effect, with uncertainty. Site HEL255 is next to South Mimms Conservation Area, thus it would change its setting, and there is likely to be significant negative effect, with uncertainty. Site HEL320 is partly situated within South Mimms Conservation Area, so it would change the Conservation Area's setting, and there is a likely to be a significant negative effect, with uncertainty. Site HEL205 contains a locally listed building, and has a Grade II listed building immediately outside of its site boundary. There would be a significant negative effect, with uncertainty.
SA8: Landscape	-	0	0	-	-	Sites HEL228a, HEL320 and HEL205 fall mostly within one landscape character area assessment unit (27a. Catherine Bourne Valley, South Mimms Fringe), in an area of low-moderate sensitivity to residential housing development/smaller flats. Therefore, overall, sites HEL228a, HEL320 and HEL205 are likely to have a minor negative effect. Site HEL254 and HEL255 are likely to have a negligible effect because they are located within the settlement of South Mimms and do not fall within a landscape character area. HEL254 appears to comprise previously developed land.
SA9: Greenhouse Gas Emissions	-	-	-	+	-	All sites are located within walking distance of bus stops. Site HEL320 is also located within walking distance of a National cycle route. Therefore, site HEL320 is likely to have a minor positive effect, whilst the remaining sites are likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	-	-	-?	-?	-	All sites mainly comprise undeveloped greenfield land. Site HEL255 is located within 100m of an Ecosite (Grasslands behind depot) and HEL320 is located within 100m of one Ecosite (St Giles' Church South Mimms). Although sites HEL228a, HEL320 and HEL205 are located within an SSSI Impact Risk Zone for residential development, this is only for residential developments of 100 dwellings or more. All sites

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SA Objective	HEL228a	HEL254	HEL255	HEL320	HEL205	Justification
						are likely to have a minor negative effect. The effect recorded against sites HEL255 and HEL320 is uncertain due to the sole presence of Ecosites.
SA11: Water Quality and Quantity	-?	0	0	-?	-?	Sites HEL228a, HEL320 and HEL205 fall within Source Protection Zone. Sites HEL228a, HEL320 and HEL205 are therefore likely to have a minor negative but uncertain effect. The remaining sites are likely to have a negligible effect.
SA12: Flooding	--	0	0	0	--	Over 25% of sites HEL228a and HEL205 are located within Flood Zone 3. Sites HEL228a and HEL205 are therefore likely to have a significant negative effect. The remaining sites are likely to have a negligible effect.
SA13: Air Quality	0	--	--	0	0	Although none of the sites fall within an AQMA, sites HEL254 and HEL255 are located on New Road/Blanche Lane, where the Blanche Lane AQMA is located. Sites HEL254 and HEL255 are therefore likely to have a significant negative effect. The remaining sites are likely to have a negligible effect.
SA14: Energy Efficiency	0	0	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	--/+	--/+	+/-	+/-	All sites are located within 800m of bus stops, whilst site HEL320 is also located within 800m of a National cycle route. None of the sites are located within 800m of a town or local centre. Sites HEL320 and HEL205 are located 1001-2000m from an existing employment area (Cranbourne Industrial Estate) and further than 500m from an existing local employment site. Therefore, sites HEL320 and HEL205 are likely to have a mixed minor positive and minor negative effect, whilst the remaining sites are likely to have a mixed significant negative and minor positive effect.

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Table F.17: Bushey Heath (HEL510, HEL386, HEL505 and HEL502)

- HEL510: Melbury Stables
- HEL386: Gravel Allotments, Heathbourne Road
- HEL505: Greenacres
- HEL502: Birchville Cottage

SA Objective	HEL510	HEL386	HEL505	HEL502	Justification
SA1: Education	--	--	--	--	None of the sites are located within 1km of a secondary school (with the exception of Immanuel College, which is a private, faith school) or within 500m of a primary school. Therefore, all sites are expected to have a significant negative effect against this objective.
SA2: Services	-	--	0	0	Sites HEL510 and HEL386 both fall entirely within an area with 'low' accessibility (score of 5.01-10), whilst sites HEL505 and HEL502 both fall wholly within an area with 'medium' accessibility (score of 10.01-15). Site HEL386 comprises an open space, which could be lost as a result of development. Therefore, site HEL386 is likely to have a significant negative effect and site HEL510 is likely to have a minor negative effect. Sites HEL505 and HEL502 are likely to have a negligible effect.
SA3: Housing Provision	+	+	+	+	A minor positive effect is expected because all four sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	0	0	0	0	None of the sites are located within any of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. Furthermore, none of the sites are located within 100m of town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to result in a negligible effect against this objective.
SA5: Health	++/--	++/--	++/--	++/--	All four sites are located within 800m of at least one NHS GP surgery in Bushey (sites HEL505 and HEL502 are located within 800m of two NHS GP surgeries). Bushey is one of only two settlements in the Borough with capacity for new patients. The four sites are also located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. However, site HEL386 comprises an open space, which could be lost as a result of development. None of the sites contain a PROW or are located within close proximity of an anaerobic digestion or other waste management facility. However, they are all located on an A road. Therefore, all sites are likely to have a mixed significant positive and significant negative effect on this objective.

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SA Objective	HEL510	HEL386	HEL505	HEL502	Justification
SA6: Soil and Minerals	-	-	-	-	Site HEL510 is located on Grade 3 agricultural land, sites HEL386 and HEL505 are located on Urban land and site HEL502 is located on Non Agricultural land. However, all four are mainly located on greenfield land. They are also all located entirely or partially within the Minerals Consultation Area for sand and gravel. Therefore, all sites are likely to have a minor negative effect on this objective.
SA7: Historic Environment	-?	-?	-?	-?	Site HEL510 is located near a locally listed and listed building but these would not experience perceptible setting change, so there is likely to be a minor negative effect, with uncertainty. Site HEL386 is located north-east of Bushey Heath Conservation Area, which is unlikely to have its setting changed due to intervening development and trees which would limit perceptibility. There is likely to be a minor negative effect, with uncertainty. Site HEL505 is located near locally listed Three Valleys Water Reservoir and Pumping Station, though this is screened from the site by vegetation. There is likely to be a minor negative effect, with uncertainty. Site HEL502 is located near Bushey Heath Conservation Area, which is unlikely to have its setting changed due to intervening development and trees. There is expected to be a minor negative effect, with uncertainty.
SA8: Landscape	0	-	-	-	Site HEL510 does not fall within a landscape character area. Sites HEL386, HEL505 and HEL502 are located within landscape character area assessment unit 23c (Elstree Ridges and Slopes, Bushey Fringe), in an area of moderate sensitivity to residential housing development/smaller flats. Sites HEL505 and HEL502 comprise greenfield land that once developed would result in a loss of green space. Therefore, sites HEL386, HEL505 and HEL502 are likely to have a minor negative effect, while site HEL510 is expected to have a negligible effect.
SA9: Greenhouse Gas Emissions	-	-	-	-	All four sites are located within walking distance of bus stops. All sites are therefore likely to have a minor negative effect against this objective.
SA10: Biodiversity and Geodiversity	-	-	-	--	All four sites are mainly located on undeveloped greenfield land. Sites HEL510 and HEL386 are both located within 100m of an Ecosite (Pasture by Berkeley Cottage and Wood East of Bushey Heath, respectively) and a Local Wildlife Site (Elstree Road Pastures and Fields by Heathbourne Road, respectively). Site HEL505 is located within 100m of a Local Wildlife Site (Fields by Heathbourne Road). Sites HE505 and HEL502 are also located within 100m of a Local Nature Reserve (Stanmore Common). Over 25% of site HEL502 falls within an SSSI Impact Risk Zone for residential developments of 100 dwellings or more. Therefore, site HEL502 is likely to have a significant negative effect and the remaining sites are likely to have a minor negative effect.
SA11: Water Quality and Quantity	0	0	0	0	None of the sites are located within a Source Protection Zone. A negligible effect is therefore likely.

SA Objective	HEL510	HEL386	HEL505	HEL502	Justification
SA12: Flooding	0	0	0	0	None of the sites are located within a Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	0	0	0	0	None of these sites are located within an AQMA or likely to generate traffic that uses an AQMA route as its primary access. Overall, a negligible effect is likely.
SA14: Energy Efficiency	0	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+/-	+	+/-	+/-	All four sites are located within 800m of one sustainable transport link (buses). Sites HEL505 and HEL502 are also located within 800m of Bushey Heath High Road District Centre. Site HEL386 is located 501-1000m from an existing key employment area (Centennial Park) and further than 500m from an existing local employment site. The remaining sites are located 1001-2000m from a key employment area and further than 500m from an existing local employment site. Therefore, overall, site HEL386 is likely to have a minor positive effect and the remaining sites are likely to have a mixed minor positive and minor negative effect.

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Table F.18: Aldenham Parish Villages (HEL199, HEL179, HEL219, HEL345, HEL509, HEL180 and HEL252)

- HEL199: Land at Church Lane
- HEL179: Hilfield Lane
- HEL219: Pegmire Lane (South)
- HEL345: Aldenham Glebe
- HEL509: Little Simpsons, Letchmore
- HEL180: Kemprow, Between White House and Adelaide Lodge
- HEL252: Pegmire Lane (North)
- HEL343b: Fields South of Letchmore Heath (Smaller Site)

SA Objective	HEL199	HEL179	HEL219	HEL345	HEL509	HEL180	HEL252	HEL343b	Justification
SA1: Education	--	--	--	--	--	+?	--	--	Site HEL180 is located within 500m of a primary school (Fair Field) but is further than 1km from a secondary school. Fair Field is located within the settlement of Radlett, which has been identified as having primary school capacity[91]. The remaining sites are further than 500m from a primary school and further than 1km from a secondary school. Therefore, site HEL180 is likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether Fair Field has capacity itself or not.
SA2: Services	-	-	-	0	-	0	-	--	Sites HEL199, HEL179, HEL219, HEL509 and HEL252 are all located within an area with 'low' accessibility (score of 5.01-10). Site HEL343b is located within an area of 'very low' accessibility (score of 000 to 5.00). Sites HEL345 and HEL180 are located within an area with 'medium' accessibility (score of 10.01-15). Therefore, sites HEL199, HEL179, HEL219, HEL509 and HEL252 are likely to have a minor negative effect. The remaining site are likely to have a negligible effect.

[91] Fair Field was not included in Radlett's primary school capacity calculations.

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SA Objective	HEL199	HEL179	HEL219	HEL345	HEL509	HEL180	HEL252	HEL343b	Justification
SA3: Housing Provision	+	+	+	+	+	+	+	+	A minor positive effect is expected because all seven sites provide fewer than 500 dwellings each, contributing towards the delivery of housing.
SA4: Community Cohesion	+	+	+	+	+	+	+	+	All seven sites are within the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites are located within 100m of a town, local or neighbourhood centre. With regard to levels of crime and fear of crime, the location of development will not affect this. All sites are likely to result in a minor positive effect against this objective.
SA5: Health	++/-	++/--	++?/-?	++/-	++/-	++/-	++/-	++/-?	None of the sites are located within 800m of an NHS GP surgery and/or hospital. Despite this, all seven sites are located within 800m of open space, sports and recreation facilities, with significant positive effects against this objective. However, three of the sites, HEL343b, HEL219 and HEL252, contain a PROW that could be lost or diverted as a result of development, with minor negative uncertain effects on this objective. None of the sites are located within close proximity of an anaerobic digestion or other waste management facility. However, site HEL179 is located adjacent to the M1. Therefore, overall, site HEL179 is likely to have a mixed significant positive and significant negative effect. The remaining sites are likely to have a mixed significant positive and minor negative effect. The effects recorded against HEL219 and HEL343b are uncertain.
SA6: Soil and Minerals	-	-	-	+?	--	-	--	-	Sites HEL509 and HEL252 are wholly located on Grade 2 agricultural land. Sites HEL343b, HEL199, HEL179, HEL345 and HEL180 are entirely located on Grade 3 agricultural land, whilst site HEL219 is almost entirely located on Grade 3 agricultural land. All sites mainly comprise greenfield land, apart from HEL345 which contains the Roundbush Nursery and Garden Centre. All sites are located entirely or partially within the Minerals Consultation Area for sand and gravel, with the exception of HEL343b, which does not fall within a Minerals Consultation Area. Overall, sites HEL509 and HEL252 are likely to have a significant negative effect. Sites HEL509 and HEL252 are likely to have a significant negative effect, whilst sites HEL343b, HEL199, HEL179, HEL219 and HEL180 are likely to have a minor

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SA Objective	HEL199	HEL179	HEL219	HEL345	HEL509	HEL180	HEL252	HEL343b	Justification
									negative effect. Site HEL345 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unlikely that the site will ever be subject to minerals extraction because it is located on brownfield land.
SA7: Historic Environment	--?	--?	--?	--?	--?	-?	--?	-?	Site HEL199 is located within the south-western corner of Aldenham Conservation Area, so there is expected to be a significant negative effect, with uncertainty. Site HEL179 is within Patchetts Green & Delrow Conservation Area, so there is likely to be a significant negative effect, with uncertainty. Site HEL219 is located to the north of Patchetts Green Conservation Area. Development within the site would change the setting of the Conservation Area, so there is likely to be a significant negative effect, with uncertainty. Site HEL345 is located entirely within Round Bush Conservation Area, so there is likely to be a significant negative effect, with uncertainty. Site HEL509 is located in Letchmore Heath Conservation Area., so there is likely to be a significant negative effect, with uncertainty. Site HEL180 is located near a locally listed building which is screened from the site, so there is likely to be a minor negative effect, with uncertainty. Site HEL252 is located in Patchetts Green & Delrow Conservation Area, so there is likely to be a significant negative effect, with uncertainty. HEL343b includes a very small area of Letchmore Heath Conservation Area. Development may diminish the rural setting of the conservation area and in turn affect its character and special interest. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--	--	--	--/+	--	--	--	--	Site HEL180 falls within landscape character area assessment unit 16a (Aldenham Plateau, Radlett Fringe - north) and site HEL343b falls within landscape character assessment unit 22d (Borehamwood Plateau, Borehamwood Plateau wider landscape). The rest of the sites fall within landscape character area assessment unit 16c (Aldenham Plateau, Aldenham Plateau wider landscape). All sites are

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SA Objective	HEL199	HEL179	HEL219	HEL345	HEL509	HEL180	HEL252	HEL343b	Justification
									located in an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Therefore, overall, all sites are likely to have a significant negative effect. For HEL345 this is mixed with a minor positive effect, as the site consists of brownfield land.
SA9: Greenhouse Gas Emissions	-	-	-	-	-	-	-	-	All sites are located within walking distance of bus stops. All sites are therefore likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	-?	-?	-	-?	-	-	-	-?	All sites are located on undeveloped greenfield land, apart from HEL345 which contains the Roundbush Nursery and Garden Centre. Site HEL199 is located within 100m of an Ecosite (Aldenham Golf Course), site HEL179 is located within 100m of two Ecosites (Meadow North of Great Western Avenue and Copse by Hillfield Lane) and site HEL345 is located within 100m of one Ecosite (Church Alley Meadow). Sites HEL252 and HEL219 are located within 100m of a Local Wildlife Site (Paddock by Summerhouse Lane). A very small part of HEL343b (less than 25%) lies within Sanitorium Wood Ecosite. None of the sites fall within a relevant SSSI Impact Risk Zone for the proposed type of development. All sites are likely to have a minor negative effect. Site HEL345 is likely to have a negligible effect. The effect recorded against sites HEL343b, HEL199, HEL179 and HEL345 is uncertain due to the presence of Ecosites.
SA11: Water Quality and Quantity	-?	-?	-?	-?	-?	-?	-?	0	Site HEL199 is located within Source Protection Zones (SPZs) 2 and 3. The remaining sites are all located within SPZ 3, with the exception of site HEL343b, which is not located within an SPZ. Therefore, all sites are likely to have a minor negative but uncertain effect, except site HEL343b, which is expected to have a negligible effect.
SA12: Flooding	0	0	0	0	0	0	0	0	None of the sites are located within a Flood Zones 2 or 3. A negligible effect is therefore likely.

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SA Objective	HEL199	HEL179	HEL219	HEL345	HEL509	HEL180	HEL252	HEL343b	Justification
SA13: Air Quality	--	--	0	--	0	--	0	0	Although none of the sites fall within an AQMA, sites HEL199, HEL345 and HEL180 are located on Radlett Road, which is connected to Watling Street to the north-east and the M1 to the south-west. Watling Street contains the Park Road AQMA and the M1 contains Hatspring Lane AQMA. These sites are therefore likely to generate traffic that has an adverse effect on these AQMAs. Site HEL179 is located on the M1 and therefore also likely to affect Hatspring Lane AQMA. As such, sites HEL343b, HEL199, HEL345, HEL180 and HEL179 are likely to have a significant negative effect on this objective. The remaining sites are likely to have a negligible effect.
SA14: Energy Efficiency	0	0	0	0	0	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	+	+	+	+/-	+/-	--/+	+	+/-	All seven sites are located within 800m of one sustainable transport link (buses). None of the sites are located within 800m of a town or local centre. Sites HEL199, HEL179, HEL219 and HEL252 are located 501-1000m from an existing employment area (Otterspool Way) and further than 500m from an existing local employment site. Sites HEL343b, HEL345 and HEL509 are located 1001-2000m from an existing of key employment area, whilst site HEL180 is located further than 2000m from an existing of key employment area. All seven sites are located further than 500m from an existing local employment site. Therefore, overall, sites HEL199, HEL179, HEL219 and HEL252 are likely to have a minor positive effect, whilst sites HEL345, HEL343b and HEL509 are likely to have a mixed minor positive and minor negative effect. Site HEL180 is likely to have a mixed significant negative and minor positive effect.

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Table F.19: Safeguarded Sites (HEL231)

- HEL231: Starveacres

SA Objective	HEL231	Justification
SA1: Education	+?	Site HEL231 is located with 500m of a primary school (St John's CE). This school is located in the settlement of Radlett, which has been identified as having primary school capacity. Therefore, site HEL231 is likely to have a minor positive effect on this objective. The effect is recorded as uncertain because it's unknown whether St John's CE school has capacity itself or not.
SA2: Services	++	Site HEL231 is mostly located within an area with 'high' accessibility (score of 20.01-30). Therefore, site HEL231 is likely to have a significant positive effect on this objective.
SA3: Housing Provision	+	Site HEL231 will provide fewer than 500 dwellings. A minor positive effect is therefore likely.
SA4: Community Cohesion	0	Site HEL231 does not fall within any of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. With regard to levels of crime and fear of crime, the location of development will not affect this. Site HEL231 is therefore likely to have a negligible effect.
SA5: Health	++/-	Site HEL231 is located within 800m of one NHS GP surgery. However, it is located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. Despite this, the site is located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. Site HEL231 doesn't contain a PROW and isn't located within close proximity of an anaerobic digestion or other waste management facility. Therefore, site HEL231 is likely to have a mixed significant positive and minor negative effect on this objective.
SA6: Soil and Minerals	-	Site HEL231 is almost entirely located on Grade 3 agricultural land. Although it contains some built development, it is mainly greenfield land. The site is located within the Minerals Consultation Area for sand and gravel. Therefore, site HEL231 is likely to have a minor negative effect.
SA7: Historic Environment	-?	Site HEL231 is located close to Radlett North Conservation Area, and may cause setting change for a Grade II listed building. There is expected to be a minor negative effect, with uncertainty.
SA8: Landscape	--	Site HEL231 falls within one landscape character area (16a. Aldenham Plateau, Radlett Fringe - north), in an area of moderate-high sensitivity to residential housing development/smaller flats (medium density). Therefore, overall, site HEL231 is likely to have a significant negative effect on this objective.
SA9: Greenhouse Gas Emissions	+	Site HEL231 is located within walking distance of bus stops and a railways station (Elstree & Borehamwood). It is therefore likely to have a minor positive effect on this objective.

SA Objective	HEL231	Justification
SA10: Biodiversity and Geodiversity	-	Site HEL231 is mainly located on undeveloped greenfield land but does not fall within an SSSI Impact Risk Zone for the proposed type of development. As such, it is likely to have a minor negative effect on this objective.
SA11: Water Quality and Quantity	-?	Site HEL231 is located within Source Protection Zone (SPZ) 3. Therefore, site HEL231 is likely to have a minor negative but uncertain effect on this objective.
SA12: Flooding	0	The sites doesn't fall within Flood Zones 2 and 3. A negligible effect is therefore expected.
SA13: Air Quality	--	Although site HEL231 does not fall within an AQMA, it is located on a road that connects to the A5183, where the Park Road AQMA is located. Therefore, it is likely to have a significant negative effect on this objective.
SA14: Energy Efficiency	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	--/+	Site HEL231 is located within 800m of two sustainable transport links, buses and Elstree & Borehamwood railway station. The site is also located within 800m of Radlett Watling Street District Centre, but further than 2km from an existing or key employment area. Therefore, site HEL231 is likely to have a mixed significant negative and minor positive effect.

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Table F.20: Car Parks (HEL216, HEL404 and HEL403)

- HEL216: Land West of Potters Bar Station
- HEL404: Barnet Road Car Park/Clayton Centre
- HEL403: Newberries Car Park

SA Objective	HEL216	HEL404	HEL403	Justification
SA1: Education	++?	--	+?	Site HEL216 is located within 1km of at least one secondary school and within 500m of at least one primary school. HEL216 is within 1km of Mount Grace Secondary School. Mount Grace School is located within the settlement of Potters Bar, which is identified as having secondary school capacity. With regard to primary schools, HEL216 and HEL403 is located within 500m of one primary school: Cranbourne, St Teresa's Roman Catholic, Sacred Heart and Newberries, respectively. All of these primary schools are located within settlements with primary school capacity. Site HEL404 is located further than 1km from a secondary school and further than 500m from a primary school. Overall, site HEL216 is likely to have a significant positive effect because it is located within close proximity to both primary and secondary schools in settlements that have capacity. Site HEL403 is likely to have a minor positive effect because they are located within close proximity of primary schools in settlements that have capacity. Sites HEL403 and HEL216 effects are recorded as uncertain because it is unknown whether the schools have capacity themselves or not. Site HEL404 is likely to have a significant negative effect.
SA2: Services	++	+	++	Site HEL216 and HEL403 are located within an area with 'high' accessibility (score of 20.01-30). Site HEL404 is located within an area with 'medium/high' accessibility (score of 15.01-20). Therefore, all sites with the exception of HEL404 are likely to result in a significant positive effect on this objective. Site HEL404 is likely to result in a minor positive effect.
SA3: Housing Provision	+	+	+	All sites provide fewer than 500 dwellings each. A minor positive effect is therefore likely.
SA4: Community Cohesion	++	++	++	Sites HEL216 and HEL404 are entirely or mainly located within the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. Site HEL216 is also located within Potters Bar Darkes Lane Local Town Centre, site HEL404 is located within Potters Bar High Street District Centre and site HEL403 is located within Radlett Watling Street District Centre. With regard to levels of crime and fear of crime, the location of development will not affect this. Overall, sites HEL216, HEL404 and HEL403 are likely to have a significant positive effect.
SA5: Health	++/-	++/--	++/--	Sites HEL404 and HEL403 are all located within 800m of at least one NHS GP surgery. Site HEL404 is also located within 800m of a hospital. The NHS GP surgery that site HEL401 is located within 800m of, may, however, be lost as a result of development because it falls within site HEL170. Site HEL403 is located outside of Potters Bar and Bushey, which are the only settlements in the Borough with capacity for new patients. However, site HEL404 is located within Bushey and Potters Bar, respectively. All sites are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective.

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SA Objective	HEL216	HEL404	HEL403	Justification
				None of the sites contain a PROW and none of them are located within close proximity of an anaerobic digestion or other waste management facility. However, site HEL404 is located adjacent to the A1000 and site HEL403 is located adjacent to the A5183. This would result in significant negative effects against this objective. Therefore, overall, sites HEL404 and HEL403 are likely to have a mixed significant positive and significant negative effect. Site HEL216 is likely to have a mixed significant positive and minor negative effect.
SA6: Soil and Minerals	+?	+?	+?	All sites are wholly located on urban land and contain a car park. They are all located within the Minerals Consultation Area for sand and gravel. Therefore, all sites are likely to have a minor positive effect. The effect is recorded as uncertain because it is unlikely that the sites will be subject to minerals extraction because they are all located on brownfield land.
SA7: Historic Environment	-?	-?	--?	Site HEL216 is close to Grade II listed building, however this is already surrounded by a modern housing estate so a minor negative effect, with uncertainty is expected. Site HEL404 is within the footprint of Enfield Chase, a former hunting ground, and near a locally listed building. There is expected to be a minor negative effect, with uncertainty. Site HEL403 is located in close proximity to both Radlett North and Radlett South Conservation Area, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	0	0	0	None of these sites fall within a landscape character area as they are all located within the following settlements: Potters Bar (HEL216 and HEL404) and Radlett (HEL403). They all contain car parks that are in current use. Therefore, all sites are likely to have a negligible effect overall.
SA9: Greenhouse Gas Emissions	+	-	+	All sites are located within walking distance of bus stops. Site HEL216 is located within walking distance of Potters Bar railway station and site HEL403 is within walking distance of Radlett railway station. Therefore, sites HEL216 and HEL403 are likely to have a minor positive effect, whilst site HEL404 is likely to have a minor negative effect.
SA10: Biodiversity and Geodiversity	0	0	-?	All sites are wholly located on urban land and contain a car park. Site HEL403 is located within 100m of an Ecosite (Radlett Railway Scrub). None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Sites HEL401 and HEL403 are therefore likely to have a minor negative effect, whilst the remaining sites are likely to have a negligible effect. The effect recorded against HEL403 is uncertain due to the sole presence of an Ecosite.
SA11: Water Quality and Quantity	0	0	0	None of the sites fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	-	0	--	Between 5% and 25% of site HEL216 falls within Flood Zone 3 and less than 25% falls within Flood Zone 2. However, over 25% of site HEL403 falls within Flood Zone 3. The remaining sites do not fall within Flood Zones 2 and 3. Therefore, site HEL403 is

SA Objective	HEL216	HEL404	HEL403	Justification
				likely to have a significant negative effect and site HEL216 is likely to have a minor negative effect. Site HEL404 is likely to have a negligible effect against this objective.
SA13: Air Quality	0	--	--	Although none of the sites fall within an AQMA, sites HEL404 and HEL403 are located on roads that contain an AQMA. Site HEL403 is located on the A5183, where Park Road AQMA is located. Site HEL404 is located on Barnet Road where the Dove Lane AQMA is located, and which connects to High Street where the Potters Bar High Street AQMA is located. Site HEL404 is located on Brook Road in Borehamwood, which connects to Shenley Road where the Shenley Road AQMA is located. Therefore, sites HEL404 and HEL403 are likely to have a significant negative effect whereas site HEL216 is likely to have a negligible effect.
SA14: Energy Efficiency	0	0	0	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	++	+/-	--/+	All sites are all located within 800m of one sustainable transport link (buses), whilst sites HEL216 and HEL403 are also located within 800m of a railway station. All sites are located within 800m of at least one town or local centre. Site HEL216 is located within 500m of an existing employment area (Station Close) and site HEL404 is located 1001-2000m from an existing employment area. Site HEL403 is further than 2000m from an existing or key employment area. Therefore, site HEL216 is likely to have a significant positive effect. Site HEL404 is likely to have a mixed minor positive and minor negative effect, and site HEL403 is likely to have a mixed significant negative and minor positive effect.

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Table F.21: HEL274 – Edgwarebury House Farm, Elstree Village

SA Objective	HEL274	Justification
SA1: Education	+?	Site E1 is not located within 1km of a secondary school but is located within 500m of a primary school (St Nicholas Elstree CE). The school is located in the settlement of Elstree which is considered to have primary school capacity. Therefore, a minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether St Nicholas Elstree CE School has capacity itself or not.
SA2: Services	0	The site is assessed as having 'medium' accessibility (score 10-15). A negligible effect is therefore expected.
SA3: Housing Provision	+	The provision of up to 100 new homes would contribute to the level of housing in the Borough. It is expected that the site would be developed to incorporate a policy compliant level of affordable housing. A minor positive effect is therefore expected.
SA4: Community Cohesion	0	Site E1 does not fall within one of the 20% most deprived areas in terms of access to housing and services, and is also not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a negligible effect is likely.
SA5: Health	++/--	Site E1 is located within 800m of Schopwick Surgery and the Royal National Orthopaedic Hospital, but is not located within Potters Bar or Bushey village. The site falls within 800m of a number of open spaces including Composers Park, as well as sports and recreation facilities. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, it is located within 200m of Hertsmere's strategic road network (M1, A5183 and A411). Additionally, the site is located adjacent to Centennial Park key employment site and a permitted employment site and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. Overall, a mixed significant positive and significant negative effect is likely.
SA6: Soil and Minerals	-	This greenfield site falls entirely on Grade 3 agricultural land. The site also falls within a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	The site takes in part of Elstree Conservation Area. Development within the site would potentially affect the character and special interest of the conservation area, so there would likely be a significant negative effect, with uncertainty.
SA8: Landscape	--	The development of up to 100 homes on this site could have an adverse effect on the quality of the countryside and landscape. The development of the site would result in the development of a large, rural area on the edge of Elstree, to the east. The site falls within landscape character area assessment unit 23b (Elstree Ridge and Slopes, Elstree Village Fringe) in an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Overall, a significant negative effect is likely.

SA Objective	HEL274	Justification
SA9: Greenhouse Gas Emissions	+	The site is located within 400m of a number of bus stops. Overall, a minor positive effect is likely.
SA10: Biodiversity and Geodiversity	-	The site lies within close proximity of a traditional orchard and some areas of deciduous woodland, both of which are BAP Priority Habitats. These habitats may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. A minor negative effect is therefore likely.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	--	Although this site is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to the A5183, which contains Elstree Crossroads AQMA. A significant negative effect is therefore likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, site E1 is expected to have a negligible effect on this SA objective.
SA15: Economy	++	This site is located adjacent to Centennial Park existing key employment site but not within 800m of a Town or Local Centre. The site is located within 500m of Centennial Park key employment site. The site is also located within 800m of one sustainable transport link (bus stops). Overall, a significant positive effect is likely.

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Employment Sites

Table F.22: HEL387b – Rowley Lane (Safeguarded Site) (Strategic Site Ref. EMP3)

SA Objective	HEL387b	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site EMP3 (safeguarded) is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	--	Site EMP3 (safeguarded) is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (A1), where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	-	This mainly greenfield site comprises of about 50% Grade 3 agricultural land, and around 50% land classified as urban. The site also falls within a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Two grade II listed buildings lie to the north of the site. Neither should experience meaningful setting change as a result of development within the site, so there is likely to be a negligible effect, with uncertainty.
SA8: Landscape	-?	The development of site EMP3 (safeguarded) would result in development of a large area on the eastern edge of Borehamwood. Site EMP3 (safeguarded) falls within one character area (24a: Arkley Plain, Borehamwood Fringe), which is considered to have 'low-moderate' sensitivity to residential flats/small scale commercial uses. Overall, a minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	-?	Site EMP3 (safeguarded) is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	-	Site EMP3 (safeguarded) lies adjacent to an Ecosite (Rowley Lane Pastures). It is also located within close proximity to another Ecosite (Saffron Green Pasture) and a Local Wildlife Site (Regents Shooting Ground, Rowley Green), both of which are located to the west of the A1. The area to the west of the A1 also contains some lowland meadows and deciduous woodland, which are BAP Priority Habitats. These habitats and designations may be damaged

SA Objective	HEL387b	Justification
		by development, or may be degraded through an increase in urban edge effects, including trampling and noise and light disturbance. A minor negative effect is therefore likely.
SA11: Water Quality and Quantity	0	Site EMP3 (safeguarded) is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	-	Site EMP3 (safeguarded) contains less than 25% of land within Flood Zone 2 and between 5% and 25% of land within Flood Zone 3. Therefore, a minor negative effect is likely.
SA13: Air Quality	--?	Site EMP3 (safeguarded) is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The southwestern edge of the site is bordered by the A5135, which contains Shenley Road AQMA. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site EMP3 (safeguarded) is not expected to have an effect on this SA objective.
SA15: Economy	++	Site EMP3 (safeguarded) is a large allocation that is approximately 15ha in size. Overall, a significant positive effect is likely.

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Table F.23: HEL238 – Land Adjacent to Elstree Road, A41 and Dagger Lane (Strategic Site Ref. EMP4)

SA Objective	HEL238	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	EMP4 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	--	EMP4 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located within 200m of Hertsmere's strategic road network (A41 and M1), where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	-	This greenfield site consists entirely of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	There are no designated assets within or, immediate to the site. There is a Grade II listed building to the west of the site; it should not be affected by development within the site. There is likely to be a negligible effect, with uncertainty.
SA8: Landscape	--?	The development of this employment site could have an adverse effect on the quality of the countryside and landscape because it would result in the development of a rural area within close proximity to Elstree, adjacent to Aldenham Country Park and Aldenham Reservoir. EMP4 falls within one character area (22d. Borehamwood Plateau wider landscape) considered to have 'moderate-high' sensitivity to the proposed development. No distinctive landscape features identified in the Landscape Character Assessment are likely to be affected by development. Overall, a significant negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	-?	EMP4 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	-	This site lies adjacent to two Local Wildlife Sites (Hilfield Park Reservoir and Aldenham Country Park Grasslands & Reservoir Margins), an Ecosite (Aldenham Country Park Events Field & North Park), a Nature Reserve (Hilfield Park Reservoir) and a number of areas of deciduous woodland, which is a

SA Objective	HEL238	Justification
		BAP Priority Habitat. These habitats and designations may be damaged by development, or may be degraded through an increase in urban edge effects, including trampling and noise and light disturbance. Overall, a minor negative effect is likely.
SA11: Water Quality and Quantity	0	This employment site does not fall within a Source Protection Zone. Therefore, a negligible effect is likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	--?	Although EMP4 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The A411 runs alongside the southern edge of the site, and contains an AQMA (Elstree Crossroad AQMA). Overall, a significant negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore EMP4is not expected to have an effect on this SA objective.
SA15: Economy	++	EMP4 is a large allocation that is approximately 16.9ha in size. Overall, a significant positive effect is likely.

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Table F.24: Additional Employment Site Options: M1 Corridor (HEL802, HEL803, HEL811, HEL816 and HEL821)

- HEL802: Land Between A41 and M1
- HEL803: Hilfield Farm
- HEL811: Land to the West of Gulimore Farm
- HEL816: Former Mercure Hotel (Tylers Way)
- HEL821: Land to the West of Hilfield Farm

SA Objective	HEL802	HEL803	HEL811	HEL816	HEL821	Justification
SA1: Education	0	0	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	0	0	0	None of the sites fall within any of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	--	--	--	--	--	None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, all of the sites are located within 200m of Hertsmere's strategic road network (M1 and A41). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of these five employment sites. Overall, the sites are likely to have a significant negative effect.
SA6: Soil and Minerals	-	+/-	+/-	-	-	All of the sites are entirely located on Grade 3 agricultural land and are all located within 250m of the Minerals Consultation Area for sand and gravel. Sites HEL802 and HEL821 are located on entirely on greenfield land, whilst sites HEL803 and HEL811 are located on brownfield land. Site HEL816 is mainly located on greenfield land (>50%). Therefore, HEL803 and HEL811 are likely to have a mixed minor positive and minor negative effect and the remaining sites are likely to have a minor negative effect.

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SA Objective	HEL802	HEL803	HEL811	HEL816	HEL821	Justification
SA7: Historic Environment	-?	-?	-?	-?	--?	Site HEL802 is located near several Grade II listed buildings, including Rosary Priory High School which could experience setting change as a result of development, though this is unlikely to affect its significance. There is likely to be a minor negative effect, with uncertainty. Site HEL803 is located near several Grade II listed buildings and Patchetts Green & Delcrow Conservation Area, but these are unlikely to experience setting change as a result of development. A locally listed barn is within the site which could physically change. There is likely to be a minor negative effect, with uncertainty. Site HEL811 is located near several Grade II listed buildings and Patchetts Green & Delcrow Conservation Area, but these are unlikely to experience setting change as a result of development. There is likely to be a minor negative effect, with uncertainty. Site HEL816 records Bushey Hall golf course and grounds to the west of the site, the footprint of which contains four locally listed buildings. These assets would experience setting change as a result of development, but development is unlikely to affect their heritage significance. There is likely to be a minor negative effect, with uncertainty. Site HEL821 is within Patchetts Green & Delrow Conservation Area, and development within it would change the setting of the CA. The site also borders on land associated with the Grade II listed Patchetts, which would also have its setting changed by development within the site. There is likely to be a major negative effect, with uncertainty.
SA8: Landscape	--?	--/+	--/+	--	--	Site HEL802 falls within landscape character area assessment unit 22d (Borehamwood Plateau, Borehamwood Plateau wider landscape) which has not been assessed for large-scale warehouse/distribution facilities. All types of development assessed in this assessment unit are expected to have moderate-high sensitivity, including for a new settlement, which will include large-scale development, including employment development. As such, it can be assumed that the area is of moderate-high sensitivity to large-scale warehouse/distribution facilities, although this is uncertain due to the data gap. Site HEL803 also falls within landscape character area assessment unit 22d (Borehamwood Plateau, Borehamwood Plateau wider landscape) which is an area of moderate-high sensitivity to smaller scale commercial/industrial use and employment development and is located on brownfield land. Sites HEL811 and HEL816 fall within landscape character area assessment unit 15a (Bushey Swards, Bushey Fringe) in an area of moderate-high sensitivity to large-scale warehouse/distribution facilities, with site HEL811 located on brownfield land. Site HEL821 falls within landscape character assessment unit 16c (Aldenham Plateau wider landscape) in an area of moderate-high sensitivity to smaller-scale commercial/industrial and employment development. Therefore, overall, sites HEL803 and HEL811 are

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SA Objective	HEL802	HEL803	HEL811	HEL816	HEL821	Justification
						expected to have mixed significant negative and minor positive effects, whilst HEL816 and HEL821 are expected to have a significant negative effect. Site HEL802 is also expected to have a significant negative effect but with uncertainty.
SA9: Greenhouse Gas Emissions	--?	--?	--?	--?	-?	Site HEL821 is located within 400m of bus stops but not located within 1km of a railway station or 400m of a cycle route. The remaining sites are not located within 400m of a bus stop, 1km of a railway station or 400m of a cycle route. Overall, site HEL821 is likely to have a minor negative effect, whilst the remaining sites are likely to have a significant negative effect. All effects are recorded as uncertain because the actual effects will depend on the employment uses proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-	0	-	-?	-?	Sites HEL802, HEL816 and HEL821 are located on undesignated greenfield land whereas sites HEL803 and HEL811 are not. Site HEL802 is located within 100m of a Wildlife Site (Hilfield Park Reservoir) and an Ecosite (Meadow near Hillfield Lane). Site HEL811 is located within 100m of a Wildlife Site (Rough Ground North of Bushey Jewish Cemetery East) and an Ecosite Site (Meadown N. of Great Western Avenue). Site HEL821 is located within 100m of the same Ecosite and another Ecosite (Copse by Hillfield Lane). Site HEL816 is located within 100m of an Ecosite (Grassland opposite Gullimore Farm). HEL803 is not located within or in close proximity to any relevant biodiversity or geodiversity designations. Therefore, overall, site HEL803 is likely to have a negligible effect and the remaining sites are likely to have a minor negative effect. The effect recorded against sites HEL816 and HEL821 is uncertain due to the sole presence of Ecosites.
SA11: Water Quality and Quantity	0	0	-?	-?	-?	Sites HEL811 and HEL821 are located within SPZ 3 and HEL816 is partially located within SPZ 3. Overall, these sites are likely to have a minor negative but uncertain effect. The remaining sites are likely to have a negligible effect because they do not fall within a SPZ.
SA12: Flooding	0	0	-	0	0	Between 5% and 25% of site HEL811 falls within Flood Zone 3. The remaining sites do not fall within Flood Zones 2 or 3. Overall, all sites are likely to have a negligible effect, except for HEL811 which is likely to have a minor negative effect against this objective.
SA13: Air Quality	--?	0?	--?	--?	--?	Although none of the sites fall within an AQMA, sites HEL802, HEL811, HEL816 and HEL821 could generate traffic that uses the London Borough of Harrow AQMA and the London Borough of Barnet AQMA, in addition to AQMA No. 4 within Hertsmere Borough, as their primary access. These sites are therefore likely to have a significant negative effect and the remaining site is likely to have a negligible effect. All effects are recorded as uncertain because the actual effects will depend on the employment use proposed at each site.

SA Objective	HEL802	HEL803	HEL811	HEL816	HEL821	Justification
SA14: Energy Efficiency	0	0	0	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. A negligible effect is therefore likely.
SA15: Economy	++	++	++	++	++	All sites are over 0.5ha in size and therefore likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.25: Additional Employment Site Options: Bushey (HEL807)

- HEL807: Bushey Hall Golf Club

SA Objective	HEL807	Justification
SA1: Education	0	Site HEL807 is being assessed as an employment site and has a negligible effect because it is proposed for employment development with no housing.
SA2: Services	0	Site HEL807 is being assessed as an employment site and has a negligible effect because it is proposed for employment development with no housing.
SA3: Housing Provision	0	Site HEL807 is being assessed as an employment site and has a negligible effect because it is proposed for employment development with no housing.
SA4: Community Cohesion	0	Site HEL807 does not fall within any of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation'. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	--	Site HEL807 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located within 200m of Hertsmere's strategic road network (A4008). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of the employment site and is likely to have a significant negative effect.
SA6: Soil and Minerals	-	Site HEL807 is located on Non-Agricultural land. However, the site is located within 250m of a Minerals Consultation Area for sand and gravel and is mainly on greenfield land. Therefore, the site is likely to have a minor negative effect.
SA7: Historic Environment	-?	Site HEL807 has an ice house within the site; development could have a direct physical impact on any surviving remains of the ice house. There are several locally listed buildings clustered to the east of the site, these would likely experience setting change as a result of the development of the site, but this is unlikely to affect their historical or architectural significance, especially as the site has already been subject to modern development. There is likely to be a minor negative effect, with uncertainty. There are several locally listed buildings clustered to the east of the site, these would likely experience setting change as a result of the development of the site, but this is unlikely to affect their historical or architectural significance.
SA8: Landscape	--	Site HEL807 falls within landscape character area assessment unit 15a (Bushey Swards, Bushey Fringe), in an area of moderate-high sensitivity to large-scale commercial and office blocks. Therefore, site HEL807 is expected to have a significant negative effect.
SA9: Greenhouse Gas Emissions	++?	Site HEL807 is located within 400m of bus stops, within 1km of Watford Junction railway station and within 400m of a national cycle route. Overall, site HEL821 is likely to have a significant positive effect. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site, which may contribute towards greenhouse gas emissions.

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SA Objective	HEL807	Justification
SA10: Biodiversity and Geodiversity	--	Site HEL807 is located on greenfield land and contains a designated Wildlife Site within the site (Scotts Wood (Watford). The site is also located within 100m of two Ecosites (Bushey Hall Farm and Fisher's Field) and one Local Wildlife Site (Fisher's Field). Therefore, site HEL807 is likely to have a significant negative effect against this SA objective.
SA11: Water Quality and Quantity	-?	Site HEL807 is partially located within SPZ 1 and the remainder of the site is located within SPZ 2. Therefore, the site is likely to have a minor negative but uncertain effect.
SA12: Flooding	-	Between 5% and 25% of site HEL807 falls within Flood Zone 3. Therefore, site HEL807 is likely to have a minor negative effect against this objective.
SA13: Air Quality	0?	Site HEL807 does not fall within or lead to an AQMA and a negligible but uncertain effect is recorded against this SA objective.
SA14: Energy Efficiency	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. A negligible effect is therefore likely.
SA15: Economy	++	Site HEL807 over 0.5ha in size and therefore likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.26: Additional Employment Site Options: West of Borehamwood (HEL804 and HEL805)

- HEL804: Home Farm
- HEL805: Slades Farm

SA Objective	HEL804	HEL805	Justification
SA1: Education	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	None of the sites fall within one of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	0	0	None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The sites are also not located within 200m of an A road or Motorway. Therefore, a negligible effect is likely.
SA6: Soil and Minerals	+/-	+/-	All sites are entirely located on Grade 3 agricultural land. All sites are also entirely located on brownfield land and are not located within 250m of a Minerals Consultation Area. Therefore, a mixed minor positive and minor negative effect is likely.
SA7: Historic Environment	--?	-?	Site HEL804 contains the Grade II listed Home Farm House. This could experience direct physical and setting change as a result of development, The site is also within the Aldenham House registered park and garden which could experience direct physical and setting change as a result of development. There is likely to be a major negative effect with uncertainty. Site HEL805 has Grade II listed Slades Farm and Aldenham House registered park and garden near it and would likely experience setting change as a result of development. There is likely to be a minor negative effect with uncertainty.
SA8: Landscape	--/+	--/+	None of the sites are located within any settlement boundaries. All sites fall within one landscape character area assessment unit (22d: Borehamwood Plateau, Borehamwood Plateau wider landscape), which is an area of moderate to high sensitivity to small scale commercial/industrial use and employment development. All sites are located entirely on brownfield land. Overall, mixed significant negative and minor positive effects are likely for both sites.

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SA Objective	HEL804	HEL805	Justification
SA9: Greenhouse Gas Emissions	--?	--?	None of the sites are located within 400m of a bus stop, 1km of a railway station or 400m of a cycle route. Therefore, a significant negative effect is likely. All effects are recorded as uncertain because the actual effects will depend on the employment uses proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-	-	Site HEL804 is located within 100m of a Local Wildlife Site (Aldenham Country Park Grassland & Reservoir Margins) and three Ecosites (Home Farm Pond, Tykes Water Lake and Haberdashers' Aske's School). Site HEL805 is located within 100m of a Local Wildlife Site (Wood North of Aldenham Park) and an Ecosite (Haberdashers' Aske's School), both of which are separated from the site by a primary access road (Butterfly Lane). Increased access to site HEL805 may increase disturbance to these wildlife areas. Overall, a minor negative effect is likely for all sites.
SA11: Water Quality and Quantity	0	0	None of the sites are located within a Source Protection Zone; therefore, a negligible effect is likely.
SA12: Flooding	0	0	None of the sites fall within Flood Zones 2 or 3; therefore, a negligible effect is likely.
SA13: Air Quality	0?	0?	None of the sites are located within an AQMA in the Borough. The sites are also not likely to generate traffic that uses an AQMA route as its primary access. Therefore, a negligible effect with uncertainty is likely. The effects are recorded as uncertain because the actual effects will depend on employment use proposed at each site.
SA14: Energy Efficiency	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, a negligible effect is likely.
SA15: Economy	++	++	All sites are large allocations, over 0.5 hectares (ha) in size. Therefore, all sites are likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.27: Additional Employment Site Options: East of Borehamwood (HEL809 and HEL818)

- HEL809: Land to the East of Rowley Lane
- HEL818: Land South of Rowley Lane

SA Objective	HEL809	HEL818	Justification
SA1: Education	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	None of the sites fall within one of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	--	--	None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. All sites are, however, located within 200m of Hertsmere's strategic road network (A1). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of the employment sites. Therefore, a significant negative effect is likely for all sites.
SA6: Soil and Minerals	-	-	A significant proportion of both sites is located on Grade 3 agricultural land; the remaining area for all sites is classified as Urban land. Site HEL818 is located mainly on greenfield land whereas site HEL809 is located entirely on greenfield land. Furthermore, all sites fall within 250m of a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely for all sites.
SA7: Historic Environment	-?	-?	HEL809 has a number of designated and non-designated assets in its wider vicinity. Of these, only the non-designated asset seems sensitive to setting change. There is also the risk of physical change to previously unrecorded archaeological assets. There is likely to be a minor negative effect with uncertainty. HEL818 There are two Grade II listed buildings immediately north of the site and development could have an adverse change on their setting, as well as that of a non-designated asset nearby. There is likely to be a minor negative effect with uncertainty.
SA8: Landscape	--?	--?	Neither site is located within a settlement boundary. Site HEL809 falls within two landscape character area assessment units. The majority of the site falls within 24a: Borehamwood Fringe which is an area of moderate to high sensitivity to large-scale warehouse/distribution facilities,

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SA Objective	HEL809	HEL818	Justification
			whilst the remainder of the site falls within 24d: Arkley Plain wider landscape which has not been assessed in relation to large-scale warehouse/distribution facilities. Site HEL818 also falls within two landscape character area assessment units. The majority of the site falls within 21a: Borehamwood Fringe which is an area of moderate to high sensitivity to large-scale warehouse/distribution facilities, whilst the remainder of the site falls within 21d: High Canons Valleys and Ridges wider landscape which has not been assessed in relation to large-scale/warehouse distribution facilities. Overall, significant negative effects with uncertainty are likely for all sites. Uncertainty is recognised as both sites lie partly within landscape character area assessment units which have not been assessed in relation to large-scale warehouse/distribution facilities.
SA9: Greenhouse Gas Emissions	-?	-?	All sites are located within 400m of a number of bus stops, however, none of the sites are located within 1km of a railway station or 400m of a cycle route. Overall, both sites are expected to have minor negative effects. The effects are recorded as uncertain because the actual effect will depend on the employment use proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-?	-	A significant proportion of both sites is located on undesignated greenfield land. There are two Ecosites (Rowley Lane Pastures and Rowley Farm Pond) located within site HEL818, which cover less than 25% of the site. Site HEL818 is located within 100m of two Ecosites (Rowley Lane Grasslands and Saffron Green Pasture) and two Local Wildlife Sites (Arkley Lane and Packhorse Lane). Site HEL809 is also located within 100m of two Ecosites (Rowley Lane Pastures and Saffron Green Pasture). Overall, site HEL809 is expected to have a minor negative but uncertain effect due to the sole presence of Ecosites, whilst site HEL818 is expected to have a minor negative effect.
SA11: Water Quality and Quantity	0	0	None of the sites are located within a Source Protection Zone; therefore, a negligible effect is likely.
SA12: Flooding	-	0	Between 5% and 25% of site HEL809 falls within Flood Zone 3 whereas site HEL818 does not fall within Flood Zones 2 or 3. Overall, minor negative effect is likely for site HEL809 and a negligible effect is likely for site HEL818.
SA13: Air Quality	--?	--?	None of the sites are within an AQMA in the Borough. However, both sites are likely to generate traffic that uses the London Borough of Barnet AQMA and the London Borough of Harrow AQMA as its primary access. Therefore, a significant negative effect with uncertainty is likely for both sites. The effects are recorded as uncertain because the actual effects will depend on employment use proposed at each site.
SA14: Energy Efficiency	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, a negligible effect is likely.

SA Objective	HEL809	HEL818	Justification
SA15: Economy	++	++	All sites are large allocations, over 0.5 hectares (ha) in size. Therefore, all sites are likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.28: Additional Employment Site Options: Shenley/St Albans (HEL817, HEL819 and HEL820)

- HEL817: Rectory Farm
- HEL819: Land to the North of Bell Lane
- HEL820: Land North of Salisbury Hall

SA Objective	HEL817	HEL819	HEL820	Justification
SA1: Education	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	0	None of the sites fall within one of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	0	--	--	Sites HEL817 and HEL819 are not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Site HEL820, however, is located within 500m of an anaerobic digestion facility. Site HEL817 is the only site which is not located within 200m of an A road or Motorway. Site HEL819 is located within 200m of Hertsmere's strategic road network (M25). Site HEL820 is also located within 200m of Hertsmere's strategic road network (M25 and A1081). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of sites HEL819 and HEL820. Overall, a negligible effect is likely for site HEL817 whereas a significant negative effect is likely for sites HEL819 and HEL820.
SA6: Soil and Minerals	-	--	--	All sites are entirely located on greenfield land. Site HEL817 is located entirely on Grade 3 agricultural land. A significant proportion (>25%) of sites HEL819 and HEL820 is located on Grade 2 agricultural land, with the remaining areas of site HEL819 and HEL820 classed as Grade 3 agricultural land. All sites fall within a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely for site HEL817 and a significant negative effect is likely for sites HEL819 and HEL820.

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SA Objective	HEL817	HEL819	HEL820	Justification
SA7: Historic Environment	-?	0?	-?	HEL817 has the Grade II* St Botolph's – a former parish church now in use as a house – to the north of it which would be sensitive to setting change. There are known archaeological features in eth site and others nearby suggesting a potential for unrecorded archaeological remains. There is likely to be a minor negative effect with uncertainty. HEL819 has designated and non-designated assets in its vicinity but they do not appear to be sensitive to the site's development. It does not include known archaeological remains but unrecorded ones may be possible. On the known evidence, there is likely to be a negligible effect with uncertainty. HEL820 has Grade II* listed Salisbury Hall and five associated Grade II listed buildings located approximately 150m south of the site, and these are sensitive to setting change as a result of the development of the site. The site also includes cropmarks of archaeological features that would be lost/ truncated. There is likely to be a minor negative effect with uncertainty.
SA8: Landscape	--	-?	-?	All sites are entirely located on greenfield land and are located outside of any settlement boundaries. Site HEL817 falls within landscape character area assessment unit 19a: Shenley Fringe which is an area of moderate-high sensitivity to smaller-scale commercial/industrial use and employment development. Sites HEL819 and HEL820 fall within landscape character assessment unit 19b: Vale of St Albans wider landscape, which has not been assessed for large-scale warehouse/distribution facilities. All types of development assessed in this assessment unit are expected to have moderate sensitivity, including for a new settlement, which will include large-scale development, including employment development. As such, it can be assumed that the area is of moderate sensitivity to large scale warehouse / distribution facilities, although this is uncertain due to the data gap. Overall, a significant negative effect is likely for site HEL817 and a minor negative effect with uncertainty is likely for sites HEL819 and HEL820.
SA9: Greenhouse Gas Emissions	-?	-?	-?	All of the sites are located within 400m of a number of bus stops, however, none of the sites are located within 1km of a railway station or 400m of a cycle route. Overall, a minor negative effect is likely for all sites. The effect is recorded as uncertain because the actual effect will depend on the employment uses proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-?	-?	-?	All sites are entirely located on undesignated greenfield land. Site HEL820 contains an Ecosite (Salisbury Hall North Pond), but which covers less than 25% of the total site area. Site HEL817 is located within 100m of an Ecosite (Wood at Shenleybury House). Site HEL819 is also located within 100m of an Ecosite (Bell Lane Gravel Pit).

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SA Objective	HEL817	HEL819	HEL820	Justification
				Overall, a minor negative effect with uncertainty is likely for all sites. Uncertainty is added as the designated sites are Ecosites; whilst these are considered to be of value for their semi-natural habitat features or species interest, their wider biodiversity value is uncertain.
SA11: Water Quality and Quantity	-?	-?	0	Sites HEL817 and HEL819 falls within a Source Protection Zone. The majority of HEL817 falls within SPZ 1. Around a half of site HEL819 falls within SPZ 2 and 3. Site HEL820 does not fall within a SPZ. Overall, a minor negative effect with uncertainty is likely for sites HEL817 and HEL819 and a negligible effect is likely for site HEL820.
SA12: Flooding	0	0	0	None of the sites fall within Flood Zones 2 or 3; therefore, a negligible effect is likely.
SA13: Air Quality	0?	--?	--?	None of the sites are located within an AQMA in the Borough. However, sites HEL819 and HEL820 could generate traffic that passes through AQMA No. 7 in St Albans City & District. Therefore, sites HEL819 and HEL820 are expected to have a significant negative but uncertain effect, whilst site HEL817 is expected to have a negligible but uncertain effect. The effects are recorded as uncertain because the actual effects will depend on employment use proposed at each site.
SA14: Energy Efficiency	0	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, a negligible effect is likely.
SA15: Economy	++	++	++	All sites are large allocations, over 0.5 hectares (ha) in size. Therefore, all sites are likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.29: Additional Employment Site Options: Small Potters Bar (HEL806 and HEL813)

- HEL806: Land East of Furzefield Wood
- HEL813: Land South of Barnet Road

SA Objective	HEL806	HEL813	Justification
SA1: Education	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	None of the sites fall within one of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	0	--	None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Site HEL806 is not located within 200m of an A road or Motorway, however, site HEL813 is located within 200m of an A road (A1000) and Motorway (M25). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of site HEL813. Overall, a negligible effect is likely for site HEL806 and a significant negative effect is likely for site HEL813.
SA6: Soil and Minerals	+/-	+/-	Sites HEL806 and HEL813 are located entirely on brownfield land. Both sites are located entirely on Grade 3 agricultural land and fall within 250m of a Minerals Consultation Area for sand and gravel. Overall, both sites ae expected to have a mixed minor positive and minor negative effect.
SA7: Historic Environment	0?	-?	For HEL806, no assets are recorded in the site and there are none in the wider area that have been identified as sensitive to its development. There would likely be a negligible effect, with uncertainty. There are no designated assets within HEL813, or its vicinity, that are likely to be affected by its development. The HHER records part of a medieval deer park (MHT30757) within the site and archaeological remains associated with it may be physically harmed. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--/+	--?/+	The development of site HEL806 would result in the development of a brownfield site on the north-east edge of Potters Bar, whilst the development of site HEL813 would result in the development of a brownfield site on the south-east edge of Potters Bar. Neither site is located

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SA Objective	HEL806	HEL813	Justification
			within the settlement boundary. Site HEL806 falls within one landscape character area assessment unit (29a: Potters Bar Fringe) which is an area of moderate-high sensitivity to smaller-scale commercial/ industrial use and employment development. Site HEL813 also falls within one landscape character area assessment unit (24c: Potters Bar Fringe) which is also an area of moderate-high sensitivity to smaller-scale commercial/ industrial use and employment development. Furthermore, development on site HEL813 would lead to the loss of green space which separates residential properties on Dove Lane from a caravan site. Overall, both sites are expected to have mixed significant negative and minor positive effects, with uncertainty recorded against the negative effect for site HEL813 due to the presence of a green space.
SA9: Greenhouse Gas Emissions	-?	-?	All sites are located within 400m of a number of bus stops, however, none of the sites are located within 1km of a railway station or 400m of a cycle route. Overall, a minor negative effect with uncertainty is likely for all sites. The effect is recorded as uncertain as the actual effect will depend on the employment uses proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-	0	Site HEL806 partially contains a Local Wildlife Site (Furzefield Wood) and is also located within 100m of another Local Wildlife Site (Half Penny Bottom Field) and a Local Nature Reserve (Furzefield Wood and Lower Halfpenny Bottom). The Local Wildlife Site that slightly crosses into site HEL806, covers less than 25% of site HEL806. There are no national or local designated sites within 100m of site HEL813. Therefore, site HEL806 is expected to have a minor negative effect, whilst site HEL813 is expected to have a negligible effect.
SA11: Water Quality and Quantity	-?	0	Site HEL806 falls within SPZ 1. Site HEL813 does not fall within a SPZ. Overall, a minor negative effect with uncertainty is likely for site HEL806 and a negligible effect is likely for site HEL813.
SA12: Flooding	0	0	None of the sites fall within Flood Zones 2 or 3; therefore, a negligible effect is likely for all sites.
SA13: Air Quality	0?	--?	None of the sites are located within an AQMA in the Borough. Site HEL806 is also not likely to generate traffic that uses an AQMA route as its primary access. However, site HEL813 is likely to generate traffic that uses AQMA No. 1 within Hertsmere Borough as its primary access route, in addition to the London Borough of Enfield AQMA. Overall, a negligible effect with uncertainty is likely for site HEL806 whereas a significant negative effect with uncertainty is likely for site HEL813. The effects are recorded as uncertain because the actual effects will depend on employment use proposed at each site.
SA14: Energy Efficiency	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, a negligible effect is likely.
SA15: Economy	+	+	All sites are small allocations, less than 0.5 hectares (ha) in size. Therefore, minor positive effects are likely against this objective for all sites.

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Table F.30: Additional Employment Site Options: Large Potters Bar (HEL812 and HEL814)

- HEL812: Land to East of Southgate Road
- HEL814: Land South East of Junction 24 (M25)

SA Objective	HEL812	HEL814	Justification
SA1: Education	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	0	All sites are being assessed as employment sites and have a negligible effect because they are proposed for employment development with no housing.
SA4: Community Cohesion	0	0	None of the sites fall within one of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation' domain in the English Indices of Deprivation. Therefore, a negligible effect is recorded in relation to this SA objective.
SA5: Health	--	--	None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Both sites are located within 200m of Hertsmere's strategic road network. Site HEL812 is located within 200m of one A road (A111) and one Motorway (M25) whereas site HEL814 is located within 200m of two A roads (A111 and A1005) and one Motorway (M25). As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on users of the employment sites. Overall, a significant negative effect is likely for both sites.
SA6: Soil and Minerals	-	-	Both sites are located entirely on greenfield land. A significant proportion of site HEL812 is Grade 3 agricultural land; the remaining area is classified as Urban land. Site HEL814 is entirely located on Grade 3 agricultural land. Furthermore, both sites fall within 250m of a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely for both sites.
SA7: Historic Environment	-?	-?	There are no designated assets within HEL812, or its environs, which are likely to be affected by its development. There is the potential for remains relating to a medieval deer park recorded within the site (MHT30757). There is likely to be a minor negative effect, with uncertainty. There are no designated assets within HEL814, or its vicinity, which are likely to be affected by its development. There is the potential for remains relating to a medieval deer park recorded within the site (MHT30757). There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--	--?	Development of site HEL812 would result in the development of a rural area on the south-east edge of Potters Bar. Site HEL814 is also located south-east of Potters bar but is separated from Potters Bar by the M25.

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SA Objective	HEL812	HEL814	Justification
			Site HEL812 is located within one landscape character assessment unit (26a: Potters Bar Fringe) which is an area of moderate-high sensitivity to large-scale commercial and office blocks. Site HEL814 falls within two boroughs; London Borough of Enfield and Hertsmere Borough. Within Hertsmere Borough, site HEL814 falls within the landscape character assessment unit 26b: Hornbeam Hills wider landscape, which has not been assessed for large-scale warehouse/distribution facilities. 26b: Hornbeam Hills wider landscape is assessed as having high sensitivity to smaller-scale commercial/industrial use and for new settlements, which generally represent both a smaller and larger scale of development, therefore, it is reasonable to assume this unit would also be of high sensitivity to large-scale warehouse/distribution facilities, although this is uncertain due to the data gap. Overall, a significant negative effect is likely for site HEL812 and significant negative effect with uncertainty is likely for site HEL814.
SA9: Greenhouse Gas Emissions	-?	-?	All sites are located within 400m of a number of bus stops, however, none of the sites are located within 1km of a railway station or 400m of a cycle route. Overall, a minor negative effect with uncertainty is likely for all sites. The effect is recorded as uncertain because the actual effect will depend on employment uses proposed at each site, some of which may contribute more towards greenhouse gas emissions.
SA10: Biodiversity and Geodiversity	-?	-	All sites are located entirely on undesignated greenfield land. There is one Ecosite (Pond North of Junction 24 on M25 Motorway) located within site HEL812 but it covers less than 25% of site HEL812. There are no national or local designated sites within 100m of site HEL814. Overall, a minor negative effect with uncertainty is likely for site HEL812 and a minor negative effect is likely for site HEL814. The effect for site HEL812 is recorded as uncertain because whilst Ecosites are considered to be of value for their semi-natural habitat features or species interest, their wider biodiversity value is uncertain.
SA11: Water Quality and Quantity	0	0	None of the sites fall within a Source Protection Zone; therefore, a negligible effect is likely for all sites.
SA12: Flooding	0	0	Less than 5% of site HEL812 falls within Flood Zone 3. Site HEL814 does not fall within Flood Zones 2 or 3. Therefore, a negligible effect is likely for both sites.
SA13: Air Quality	--?	--?	Site HEL812 is not located within an AQMA in the Borough. The eastern extent of site HEL814 falls within the London Borough of Enfield AQMA. Development of all sites will generate traffic that passes through the London Borough of Enfield AQMA, in addition to AQMA No. 1 within Hertsmere Borough. Therefore, a significant negative effect with uncertainty is likely for all sites. The effects are recorded as uncertain because the actual effects will depend on employment use proposed at each site.
SA14: Energy Efficiency	0	0	The location of employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, a negligible effect is likely.

SA Objective	HEL812	HEL814	Justification
SA15: Economy	++	++	All sites are large allocations, over 0.5 hectares (ha) in size. Therefore, all sites are likely to provide a number of employment opportunities, with significant positive effects against this objective.

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Table F.31: Potentially for Employment/Mixed Use (HEL171, HEL503, HEL208, HEL394, HEL520b, HEL521, HEL600, HEL604a, HEL604b, HEL700, HEL701 and HEL211)[92]

- HEL171: Land North of Centennial Park – this is assessed in the table below for employment use only (employment) and for mixed use development (mixed)
- HEL503: Land Adjacent to Lismirrane, Elstree
- HEL208: Elton Way, Bushey
- HEL394: Safeguarded Employment Land, North West of Cranbourne Road Industrial Estate
- HEL520b: Land to the South East of Costco, North Western Avenue
- HEL521: Bushey Hill Farm Site, Bushey Mill Lane
- HEL600: Charleston Paddocks, South Mimms Services
- HEL604a: Elstree Aerodrome, South of the Runway
- HEL604b: Elstree Aerodrome, North of the Runway
- HEL700: Potters Bar Regeneration
- HEL701: Ford Garage, Potters Bar
- HEL211: Land on the North Side of Little Bushey Lane

SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
SA1: Education	0	--	0	0	0	0	++?	0	0	0	++?	+?	0	All sites are being assessed as employment sites, with sites HEL171 (mixed), HEL521, HEL700 and HEL701 also being assessed for mixed use including housing and employment. Site HEL700 is located within 500m of a primary school (Ladbrooke) and 1km of a secondary school (Mount Grace), whilst site HEL521 is also located within 500m of a primary school (Highwood) and 1km of a secondary school (Watford UTC). Site HEL701 is located within 1km of a secondary school (Dame Alice Owen's) but over 500m

[92] These sites are being assessed as employment/mixed use sites, with sites HEL171, HEL521, HEL700 and HEL701 also being assessed for housing.

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														from a primary school. HEL171 is located further than 500m from a primary school and further than 1km from a secondary school. Ladbrooke, Mount Grace and Dame Alice Owen's are all located in the settlement of Potters Bar, which is identified as having both primary and secondary school capacity. Highwood is located in the settlement Bushey, which has been identified as having primary school capacity. Watford UTC is located outside of Hertsmere Borough but Watford is expected to have secondary school capacity, although uncertainty is acknowledged. Sites HEL700 and HEL521 are expected to have significant positive but uncertain effects because it is unknown whether the primary and secondary schools have capacity themselves. HEL701 is expected to have a minor positive but uncertain effect because it is unknown whether Dame Alice Owen's School itself has capacity or not. HEL171 is expected to have a significant negative effect. The remaining sites are likely to have a negligible effect because they are proposed for employment development with no housing.
SA2: Services	0	0	0	0	0	0	-	0	0	0	++	++	0	All sites are being assessed as employment sites, with sites HEL171 (mixed), HEL521, HEL700 and HEL701 also being assessed for mixed use including housing and employment. Site HEL701 falls within an area with 'very high' accessibility, whilst HEL700 falls within an area with 'high' accessibility (scores of 20.01 to 30.00). Site HEL171 falls mostly within an area with ‘medium’ accessibility (score of 10.01 to 15.00) and site HEL521 falls within an area with ‘low’ accessibility (score of 0.00

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														to 5.00). Therefore, sites HEL700 and HEL701 are likely to have a significant positive effect, site HEL171 is likely to have a negligible effect and site HEL521 is likely to have a minor negative effect. The remaining sites are likely to have a negligible effect because they are proposed for employment development with no housing.
SA3: Housing Provision	0	+	0	0	0	0	+	0	0	0	+	+	0	Sites HEL171 (mixed), HEL521, HEL700 and HEL701 are likely to provide fewer than 500 dwellings each, with minor positive effects against this objective. The remaining sites are proposed for employment development with no housing and therefore likely to have a negligible effect.
SA4: Community Cohesion	0	0	0	0	0	0	+	0	0	0	0	+	0	A very small proportion of site HEL521 falls within one of the 20% most deprived areas in the Borough with regard to the 'Barriers to housing and services' domain in the English Indices of Deprivation. None of the sites fall within the any of the 20% most deprived areas within the Borough with regard to the 'Employment deprivation domain in the English Indices of Deprivation. With regard to levels of crime and fear of crime, the location of development will not affect this. Site HEL701 is less than 100m from a Town Centre. Overall, sites HEL521 and HEL701 is likely to have a minor positive effect, whilst the remaining sites are likely to have a negligible effect.
SA5: Health	--	++/--	--	--	--	--	++?/ --?	--	0	0	++/--	++/--	--	As mentioned previously, sites HEL171 (mixed), HEL521, HEL700 and HEL701 are being assessed for

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														mixed use including housing and employment. HEL171, HEL521 and HEL700 are located within 800m of at least one NHS GP surgery but not a hospital. HEL701 is located further than 800m from a GP surgery or hospital. Both HEL171 and HEL521 are located outside of Potters Bar and Bushey, which are the only settlements within the Borough with capacity for new patients. However, HEL700 is located in Potters Bar where there is capacity for new GP patients. The sites HEL171, HEL521, HEL700 and HEL701 are located within 800m of open space, sport and recreation facilities, with significant positive effects against this objective. However, HEL521 contains a PRoW, which could be lost or diverted as a result of development. Sites HEL700 and HEL701 are proposed for mixed use development, and the employment uses in each site could have an adverse effect on residential amenity and health. Sites HEL171 and HEL521 are already located adjacent to an existing employment area. None of the sites are located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, all of the sites are located within 200m of Hertsmere's strategic road network, except sites HEL604a, HEL604b and HEL701. As such, pollution levels and noise disturbance generated by the strategic road network could have an adverse effect on employees of these nine sites. Overall, sites HEL171, HEL521 and HEL700 and HEL701 are likely to have a mixed significant positive and significant negative effect. The effect recorded against HEL521 is uncertain due to the fact this site

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														contains a PRoW. The remaining sites are likely to have a significant negative effect, except for sites HEL604a and HEL604b which are likely to have a negligible effect.
SA6: Soil and Minerals	-	-	-	-	-	-	-	+/-	+/-	+/-	+?/-?	+?/-?	-	Sites HEL171, HEL503, HEL208, HEL394, HEL520b, HEL604a and HEL604b are entirely located on Grade 3 agricultural land. Over 25% of site HEL521 is located on Grade 3 agricultural land and sites HEL700 and HEL701 are located on brownfield, urban land. A small proportion of site HEL211 falls on Grade 3 agricultural land, whilst the remainder of the site falls on Non Agricultural land. Sites HEL700, HEL701, HEL604a and HEL604b are located on brownfield land and site HEL600 is part greenfield, part brownfield. All of the sites except HEL604a and HEL604b are within the Minerals Consultation Area for sand and gravel. Therefore, HEL600, HEL700, HEL701, HEL604a and HEL604b are likely to have a mixed minor positive and minor negative effect and site HEL394 is likely to have a minor negative effect. The effects recorded against sites HEL700 and HEL701 are recorded as uncertain because both sites are located on brownfield land and it is therefore unlikely that they will ever be subject to minerals extraction. The remaining sites are likely to have a minor negative effect.
SA7: Historic Environment	-?	-?	-?	-?	-?	0?	--?	-?	0?	0?	-?	-?	-?	Site HEL171 is located close to Elstree Conservation Area and a Grade II listed building but is unlikely to affect the setting of either. There is expected to be a minor negative effect, with uncertainty.

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														Elstree Conservation Area lies to the east of the site HEL503 and within it a Grade II listed building, but these are unlikely to be affected by development within it. There is likely to be a minor negative effect, with uncertainty. Site HEL208 is located opposite Patchetts Green & Delrow Conservation Area, which contains several listed Grade II buildings. Intervening development would limit any setting change resulting from development in the site, so there is expected to be a minor negative effect, with uncertainty. Site HEL394 is located near a Grade II listed district boundary stone, but this is unlikely to have its setting change by development. There is likely to be a minor negative effect, with uncertainty. Site HEL520b was an historic landfill site in the early 20th century, likely part of a gravel pit, so archaeological heritage assets are unlikely to survive. A negligible effect, with uncertainty is likely. Site HEL521 is located close to a Grade II listed building and a Scheduled Monument, so there is likely to be a significant negative effect, with uncertainty. Site HEL600 does not contain any designated assets but Mimms Wash bridge is located adjacent to it and could experience setting change. There is potential for unknown heritage assets to survive within the site, so there is likely to be a minor negative effect, with uncertainty.

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														Site HEL604a does not contain any designated or non-designated assets. As it has been subject to modern development as an aerodrome, its further development is unlikely to result in significant setting change for the designated assets nearby, and there is low potential for unknown heritage assets within the site. A negligible effect, with uncertainty is likely. Site HEL604b does not contain any designated or non-designated assets. As it has been subject to modern development as an aerodrome, its further development is unlikely to result in significant setting change for the designated assets nearby, and there is low potential for unknown heritage assets within the site. A negligible effect, with uncertainty is likely. Site HEL700 has a grade II listed building within it, The Green Man, but this is unlikely to result in significant setting change due to the site already having been subject to modern development. There is potential for unknown heritage assets to survive within the site, so there is likely to be a minor negative effect, with uncertainty. Site HEL701 does not have any designated or non-designated assets within it. A Grade II listed building, Pound Farm House, is near the site but unlikely to experience significant setting change due to intervening buildings. There is potential for unknown heritage assets to survive within the site, so there is likely to be a minor negative effect, with uncertainty.

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														Site HEL211 is located near a locally listed building which is screened from the site, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--	--	--	--	0	-	-	--	--/+	--/+	0	0	-	Site HEL171 falls within landscape character area assessment unit 22b (Borehamwood Plateau, Elstree Village Fringe) and sites HEL503, HEL604a and HEL604b fall within 22d (Borehamwood Plateau, Borehamwood Plateau wider landscape). Site HEL171 is located in an area of high sensitivity to large-scale commercial and office blocks, while site HEL503 is located in an area of high sensitivity to smaller scale commercial/industrial use and employment development. Sites HEL604a and HEL604b are located in an area of moderate to high sensitivity to small scale commercial use and are located at an airport which is classed as brownfield land. Site HEL208 falls within landscape character area assessment unit 15a (Bushey Swards, Bushey Fringe), in an area of moderate-high sensitivity to large-scale commercial and office blocks. Site HEL521 falls within landscape character area assessment unit 17a (Ver/Colne River Valley, Bushey Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). Site HEL211 falls within landscape character area assessment units 15a (Bushy Swards, Bushy Fringe), in an area of low-moderate sensitivity to residential housing development/smaller flats (low density). Site HEL600 falls within landscape character area assessment unit 24d (Arkley Plain, Arkley Plain wider landscape), which has medium-high sensitivity to

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														smaller-scale commercial/industrial use and employment development. Sites HEL700 and HEL701 are not located within a landscape character area but are located within the settlement of Potters Bar in an urban area. Site HEL394 falls within 54b/a (Potters Bar Parkland B) which has moderate sensitivity to small scale commercial development. Sites HEL700 and HEL701 comprise brownfield land that is not degraded, whilst HEL394 contains an area of brownfield land that is also not degraded. None of the sites fall within an SSSI Impact Risk Zone for the proposed type of development. Therefore, overall, sites HEL604a and HEL604b are expected to have a mixed minor positive and significant negative effect, whilst HEL171, HEL208, HEL503 and HEL600 are expected to have a significant negative effect. Sites HEL171, HEL520b, HEL211 and HEL521 are likely to have a minor negative effect and sites HEL394, HEL700 and HEL701 are likely to have a negligible effect.
SA9: Greenhouse Gas Emissions	-?	-?	-?	-?	+?	-?	+?	-?	--?	--?	-?	+?	-?	Site HEL394 is located within 400m of bus stops and within 1km of Elstree & Borehamwood railway station, whilst site HEL521 is located within 400m of bus stops and a National cycle route. Site HEL701 is located within 400m of bus stops and within 1km of Potters Bar railway station. The remaining sites are located within 400m of bus stops only. Sites HEL604a and HEL604b are not located within 400m of a bus stop, 1km of a railway station or 400m of a cycle route. Overall, sites HEL394, HEL521 and HEL701 are likely to have a minor positive effect, whilst the remaining sites (with the

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														exception of HEL604a and HEL604b) are likely to have a minor negative effect. Site HEL604a and HEL604b are likely to have a significant negative effect. All effects are recorded as uncertain because the actual effects will depend on the employment use proposed at each site.
SA10: Biodiversity and Geodiversity	--?	--?	-	--	-?	--?	-	--?	--?	--?	-	0	-?	Sites HEL171, HEL503, HEL208, HEL211 and HEL521 are located on undeveloped greenfield land whereas sites HEL394, HEL520b, HEL700 and HEL701 are not. Sites HEL604a and 604b are classified as brownfield land but include areas of grass around the runway. Site HEL600 is part greenfield and part brownfield. Site HEL604a is adjacent to a Local Nature Reserve (Hilfield Park Reservoir) and sites HEL604a and HEL640b are located almost entirely on an Ecosite. A significant proportion of sites HEL171, HEL208 and HEL520b (>=25%) comprise an Ecosite: Land South of Watford Road, Meadow North of Great Western Avenue and Grassland by Great Western Avenue, respectively. Site HEL600 contains an Ecosite (Grassland West of Wash Lane) and part of a Wildlife Site (Wash Lane). Site HEL520b is also located within 100m of this Ecosite. Site HEL171 comprises an Ecosite and is also located within 100m of another Ecosite (Aldenham Country Park Events Field & North Park) and two Local Wildlife Sites (Composers Park and Aldenham Country Park Grasslands & Reservoir Margins), as well as site HEL208 (Grassland by Great Western Avenue Ecosite and Rough Ground North of Bushey Jewish Cemetery East Local Wildlife Site). Site

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														HEL211 is located within 100m of the same two Ecosites and one Local Wildlife Site (Hartspring Meadow). Site HEL521 is located within 100m of Local Wildlife Sites (River Colne Bushey Hall Farm, Hartspring Meadow, and Blackbirds Lane Wood, respectively) and Ecosites (Grassland west of Berry Grove Lane and High Wood). Site HEL394 does not contain a designated biodiversity asset but is located within 100m of Ecosites (Maxwell Hillside Park and Bell Lane Gravel Pit, respectively). Site HEL700 is located within 100m of an Ecosite (Oakmere Park) and a Local Wildlife Site (Parkfield), whilst Site HEL701 is not located within 100m from a designated site and it is not on greenfield land. Sites HEL604a and HEL604b both predominantly contain the same Ecosites (Elstree Aerodrome). Therefore, overall, sites HEL171, HEL208, HEL600, HEL604a, HEL640b and HEL520b are likely to have a significant negative effect and sites HEL503, HEL394, HEL700, HEL211and HEL521 are likely to have a minor negative effect. Sites HEL604a, HEL640b and HEL701 are likely to have a negligible effect. The effect recorded against sites HEL171, HEL394 and HEL520b is uncertain due to the presence of Ecosites.
SA11: Water Quality and Quantity	0	0	0	-?	-?	-?	-?	0	0	0	0	0	-?	Sites HEL394 and HEL521 are located within Source Protection Zones (SPZ) 1, 2 and 3 and site HEL211 is located within SPZs 2 and 3. Sites HEL208 and HEL520b are located within SPZ 3. Overall, sites HEL521, HEL211, HEL208 and HEL520b are likely to have a minor negative but uncertain effect. The

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SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														remaining sites are likely to have a negligible effect because they do not fall within a SPZ.
SA12: Flooding	0	0	0	0	0	0	0	-	0	0	0	0	0	Less than 5% of sites HEL211 and HEL520b fall within Flood Zone 3, and less than 25% fall within Flood Zone 2. Furthermore, less than 25% of site HEL521 falls within Flood Zone 2. A small part of the site HEL600 falls within Flood Zones 2 and 3. The remaining sites do not fall within a Flood Zone. Overall, all sites are likely to have a negligible effect, except for HEL600 which is likely to have a minor negative effect against this objective.
SA13: Air Quality	--?	--?	--?	--?	--?	--?	--?	--?	0?	0?	0?	0?	0?	Site HEL600 contains Charleston Paddocks AQMA, which is adjacent to the M25. Although none of the remaining sites fall within an AQMA, sites HEL171 and HEL503 are located on Elstree/Watford Road where the Elstree Crossroads AQMA is located. Furthermore, sites HEL208, HEL520b and HEL521 are located within close proximity to Hartspring Lane AQMA. Additionally, site HEL394 is located on a road that connects to Shenley Road, where the Shenley Road AQMA is located. Sites HEL171, HEL503, HEL208, HEL520b, HEL521, HEL600 and HEL394 are all likely to have a significant negative effect. The remaining sites are likely to have a negligible effect. All effects are recorded as uncertain because the actual effects will depend on the employment use proposed at each site.
SA14: Energy Efficiency	0	0	0	0	0	0	0	0	0	0	0	0	0	The location of employment/mixed use allocations will not have an effect on levels of domestic energy

SA Objective	HEL171 (employment)	HEL171 (mixed)	HEL503	HEL208	HEL394	HEL520b	HEL521	HEL600	HEL604a	HEL604b	HEL700	HEL701	HEL211	Justifications
														consumption and the potential for renewable energy use. A negligible effect is therefore likely.
SA15: Economy	++	++	++	++	++	++	++	++	++	++	++	+	++	All sites except HEL701 are over 0.5ha in size and therefore likely to provide a number of employment opportunities, with significant positive effects against this objective. However, HEL701 is likely to have a minor positive effect because it is within 800m of sustainable transport links and a town centre.

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Strategic Sites

Table F.32: HEL350 – Harperbury Hospital (Strategic Site Ref. S2)

This is a 'Supporting larger communities – growth of key villages' option.

SA Objective	HEL350	Justification
SA1: Education	+?	Site HEL350 is located within 500m of a primary school (Clore Shalom), which is located in the settlement of Shenley. Shenley has been identified as having primary school capacity. Therefore, a minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether the school has capacity itself or not.
SA2: Services	--/+	The site contains St Albans Rangers' playing field, which could be lost as a result of development. Further to this, the same percentage of land in site HEL350 falls within an area with 'very low' accessibility (score of 0-5) and 'low' accessibility (score of 5.01-10). However, any 'Supporting larger rural communities – growth of key villages' option will provide a range of services including healthcare, open space, recreation and community facilities. However, this site would provide 280 homes, which would not be expected to provide a new local centre or similar. Overall, a mixed significant negative and minor positive effect is likely.
SA3: Housing Provision	+	The provision of up to 280 new homes within Hertsmere (400 homes in total)[93] would contribute to the level of housing in the Borough. A minor positive effect is likely.
SA4: Community Cohesion	+	Provision will be made for community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. The entire site falls within one of the 20% most deprived areas in terms of 'Barriers to housing and services'. Depending on the exact layout, development of this site may help to overcome barriers to accessing existing services. Whilst levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage, planning a village extension provides greater opportunities to design out crime. Overall, a minor positive effect is considered likely.
SA5: Health	++/--	Site HEL350 is not located within 800m of an NHS GP surgery or hospital (except the specialist Kingsley Green hospital) but is located within 800m of open space, sport and recreation facilities, which has a significant positive effect on this objective. However, the site contains St Albans Rangers' playing

[93] Around one half of this site falls within St Albans District.

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SA Objective	HEL350	Justification
		field, which could be lost as a result of development. Furthermore, the site contains a footpath and bridleway, both of which could be lost or diverted as a result of development. However, any 'Supporting larger rural communities – growth of key villages' option will include additional healthcare provision, as well as open space, leisure and sports facilities. This is expected to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, new pedestrian and cycle routes could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (M25), where high pollution levels and noise disturbance could have an adverse effect on residents of the garden village. Site HEL350 is also located within close proximity to Farm Close Local Employment Site and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. Overall, a mixed significant positive and significant negative effect is expected.
SA6: Soil and Minerals	-	This greenfield site consists mostly of Grade 3 agricultural land but a very small proportion of the site falls on Grade 2 agricultural land. The site also falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	The site contains two Grade II listed coal duty markers, and there are Grade II and II* listed structures nearby, including a parish church, which are likely to experience setting change. The HHER records two post-medieval chalk quarry pits within the site as well as cropmarks of ditched enclosures to the south of the site. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of 280 homes (400 homes in total) on this site could have an adverse effect on the quality of the countryside and landscape. The development of site HEL350 would result in the development of a large, rural area to the north west of Shenley. However, any 'Supporting larger rural communities – growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site HEL350 falls within two landscape character assessment units 19a (Shenley Fringe) and 19b (Vale of St Albans wider landscape) which have moderate sensitivity to residential housing development/smaller flats (low density). Therefore, site HEL350 is likely to have a mixed minor positive and minor negative but uncertain effect on this objective, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Site HEL350 is located within 400m of a number of bus stops but is not within walking distance of a railway station or a cycle route. Any 'Supporting larger rural communities – growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private care. However, local highway network improvements may make driving a more attractive mode of travel, which may encourage more people to travel by car. Despite this, increased efficiency of the local highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. As such, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	Site HEL350 contains an Ecosite (Model Farm Copse). The site is also located within 100m of three Ecosites (Harper Lane Spinney, Harperbury Hospital Grounds and S. of Harperbury Hospital). These Ecosites may be directly lost to or damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. However, any 'Supporting larger rural communities – growth of key villages' option is required to enhance the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity.

SA Objective	HEL350	Justification
		Despite this and due to the scale of development, it is considered unlikely that any effects on biodiversity can be avoided. A mixed significant negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	A very small proportion of the site is located within Source Protection Zones 3. A negligible effect is likely overall.
SA12: Flooding	0	The site is not located within Flood Zones 2 or 2. Therefore, a negligible effect is likely.
SA13: Air Quality	--/+	Pedestrian/cycle connectivity and improvements to inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site HEL350 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route. For example, the site is located within close proximity of the Park Road AQMA in Radlett. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. A negligible but uncertain effect is therefore likely.
SA15: Economy	--/+	The site is located within 800m of bus stops and within 500m of an existing local employment site (Farm Close). The site is not located within close proximity of a town or local centre and is over 2km from an existing or key employment area. Overall, the site is likely to have a mixed significant negative and minor effect.

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Table F.33: HEL355 – Land at Elstree Road and Heathbourne Road, Bushey Heath (Strategic Site Ref. BE4)[94]

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL355	Justification
SA1: Education	++	Site HEL355 is not located within 1km of a secondary school (with the exception of Immanuel College, which is a private, faith school) or within 500m of a primary school and is not expected to deliver a new education facility. However, as this site would deliver up to 900 new homes, it would be expected to make provision for a new education facility. Therefore a significant positive effect is likely.
SA2: Services	++	Most of this site is assessed as having 'low' accessibility (score of 5.01-10). However, as site HEL355 would deliver up to 900 new homes it would be expected to provide some new services and facilities, including a new local centre. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services more easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 900 new homes would contribute to the provision of housing in the Borough, including affordable homes. Overall, a significant positive effect is expected.
SA4: Community Cohesion	+	Whilst this site is not within 100m of a town, local or neighbourhood centre, it would be expected to make provision for a new local centre and community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site HEL355 does not include areas within the 20% most deprived in terms of 'Barriers to housing and services'. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++?/--?	Site HEL355 is located within 800m of an NHS GP surgery in Bushey. Furthermore, the site falls within 800m of a number of open space, sport and recreation facilities, with a significant positive effect against this objective. However, a PROW runs through the site, which could be lost or diverted as a result of development. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a positive effect on people's health by ensuring access to/capacity of these facilities. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, the site is located adjacent to

[94] Site B0 was previously appraised as forming part of this site.

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SA Objective	HEL355	Justification
		Hertsmere's strategic road network (the M1, A41, A411 and A409). Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	Most of this greenfield site consists of Grade 3 agricultural land. Furthermore, the entire site falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	Site HEL355 is close to five Grade II buildings and several locally listed buildings but none of these assets should have the setting meaningfully changed by development within the site. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site HEL355 would result in the development of a rural area on the edge of Bushey, to the southeast, However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site HEL355 falls within landscape character area 23c (Elstree Ridges and Slopes, Bushey Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Site HEL355 is located within 400m of a number of bus stops. Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, which may encourage more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains an entire Local Wildlife Site (Elstree Road Pastures) and Ecosite (Wood East of Bushey Heath). It is also located within 100m of another Local Wildlife Site (Fields by Heathbourne Road) and two further Ecosites (Pasture by Berkeley Cottage and Berkeley Cottage Meadow). The southern corner of the site also abuts a Local Nature Reserve (Stanmore Common). These designations may be directly lost to or damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and significant negative effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.

SA Objective	HEL355	Justification
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site HEL355 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site is located on the A411, which contains the Elstree Crossroads AQMA. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. A negligible but uncertain effect is therefore likely.
SA15: Economy	++	The site is located within 500m of the Centennial Park existing key employment area and the Lismirrane Industrial Park existing local employment site. Site HEL355 is also located within 800m of one sustainable transport link (bus stops). Given the site would provide up to 900 homes, it would also be expected to include some employment provision. Overall, a significant positive effect is likely.

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Table F.34: HEL516 – South of Greyhound Land (Strategic Site Ref. SM4)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL516	Justification
SA1: Education	+?	Site HEL516 is not located within 1km of a secondary school but is located within 500m of a primary school (St Giles' CE). The school is located in the settlement of South Mimms, which is identified as having primary school capacity. Therefore, a minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether St Giles' CE will have capacity itself or not.
SA2: Services	+	Site HEL516 falls mostly within an area with 'medium' accessibility (score of 10.01-15). Any 'Supporting larger rural communities – growth of key villages' option will make provision for a range of services including healthcare, open space, leisure, recreation and community facilities. However, this site would provide 150 homes, which would not be expected to provide a new local centre. Overall, a minor positive effect is likely.
SA3: Housing Provision	+	The provision of up to 150 new homes would contribute to the level of housing in the Borough. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	Provision will be made for community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site HEL516 falls within one of the 20% most deprived areas in terms of 'Barriers to housing and services' but it is not within 100m of a town, local or neighbourhood centre. Development at this location may therefore help to overcome barriers to these. Whilst levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage, planning a village extension provides greater opportunities to design out crime. As such, an overall minor positive effect is likely.
SA5: Health	++?/--?	Site HEL516 is not within 800m of an NHS GP surgery or hospital and furthermore is not located within Potters Bar or Bushey, where healthcare facilities have capacity for new patients. Furthermore, a PROW runs through the site which could be lost or diverted as a result of development. However, the site falls within 800m of a number of existing open spaces, sport and recreation facilities and any 'Supporting larger rural communities and growth of key villages' option will include additional healthcare provision, and open space, leisure, and recreation facilities. This would have a significant positive effect against this objective. Furthermore, connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, the site lies adjacent to Hertsmere's strategic road network (M25 and A1(M)). Overall, a mixed significant positive and significant negative but uncertain effect is likely.

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SA Objective	HEL516	Justification
SA6: Soil and Minerals	-	This greenfield site falls on Grade 3 agricultural land and within the Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Site HEL516 is within South Mimms Conservation Area. The setting of the Conservation Area would be changed by development within the site, and there are two Grade II listed buildings nearby, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of up to 150 new homes on this site could have an adverse effect on the quality of the countryside and landscape. The development of site HEL516 would result in the development of a rural area on the southern edge of South Mimms. Site HEL516 is located within landscape character area assessment unit 24b (Arkley Plain, South Mimms Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Therefore, site HEL516 is likely to have a mixed minor positive and minor negative but uncertain effect, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Site HEL516 is located within 400m of bus stops and a National cycle route. Any 'Supporting larger rural communities – growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. However, local highway network improvements may make driving a more attractive mode of travel, which may encourage more people to travel by car. Despite this, increased efficiency of the local highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains an entire Ecosite (Bridle Croft Pond near Blanche Farm Bungalow) and an entire Local Wildlife Site (Grassland west of Greyhound Lane),) and is located within 100m of four further Ecosites (Grassland behind Depot, Grassland by Greyhound Lane, South Mimms Sports Field and Ingham Lodge). These designations may be lost or damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Supporting larger rural communities – growth of key villages' option will enhance green infrastructure (including parks, green spaces and other natural features), which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and significant negative effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	--/+	Pedestrian/cycle connectivity and improvements to inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may

SA Objective	HEL516	Justification
		reduce congestion, thus minimising greenhouse gas emissions. Site HEL516 is not located within an AQMA but is located within close proximity to the Blanche Lane AQMA and therefore likely to generate traffic that passes through it. Overall, a mixed significant negative and minor positive effect is likely.
SA14: Energy Efficiency	0?	The location of housing allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. A negligible but uncertain effect is therefore likely.
SA15: Economy	--/+	Site HEL516 is not located within close proximity of a town of local centre. Furthermore, the site is located further than 2km from an existing or key employment area. However, the site is located within 800m of two sustainable transport links (bus stops and cycle routes). Overall, a mixed significant negative and minor positive effect is likely.

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Table F.35: HEL361 – Wrotham Park West of Baker Street (Strategic Site Ref. PB1)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL361	Justification
SA1: Education	++	Site PB1 is within 1km of a secondary school (Dame Alice Owen's School) and less than 500m from a primary school (Wroxham School). Additionally, as this site would deliver up to 980 new homes, it would be expected to make provision for a new education facility. A significant positive effect is therefore likely.
SA2: Services	++	The site is assessed as having 'low' accessibility (score 5-10). Furthermore, as site PB1 would deliver up to 980 new homes it would be expected to provide a local centre with shops, services and small business units, as well as a range of services including education, healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 980 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected.
SA4: Community Cohesion	++	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The site would also be expected to include a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Part of site PB1 falls within one of the 20% most deprived areas in terms of access to housing and services. Therefore, development at this location may help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a significant positive effect is likely.
SA5: Health	++?/--?	Site PB1 is not within 800m of an NHS GP surgery, or hospital. However, the site is located within 800m of Potters Bar. Furthermore, it is within 800m of a number of open spaces, sports and recreation facilities, including Dame Alice Owen's School sports centre (The F.E. Clearly Sports Centre) and playing fields. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (M25). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.

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SA Objective	HEL361	Justification
SA6: Soil and Minerals	-	This greenfield site consists entirely of Grade 3 agricultural land. The site also falls within a Minerals Consultation Area for sand and gravel. A minor adverse effect is likely overall.
SA7: Historic Environment	--?	There are two Grade II listed buildings within the site. These assets are susceptible to physical and setting change, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of up to 980 homes would have significant effects on the landscape, due to the scale of such development which would significantly increase the urban area and the settlement of Potters Bar. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site PB1 falls within two landscape character area assessment units: 24c (Arkley Plain, Potters Bar Fringe) and 24d (Arkley Plain, Arkley Plain wider landscape). The site is located in areas of moderate sensitivity and moderate-high sensitivity to residential housing development/smaller flats (low density). Overall, a mixed uncertain significant negative and minor positive effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Indeed site PB1 is located within 400m of a number of bus stops and a National cycle route (No. 12). However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is expected.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains Bridgefoot House area Local Wildlife Site, as well as Wood and Green Lane off Bridgefoot Lane Ecosite. It also contains four areas of deciduous woodland, which is a BAP Priority Habitat. Furthermore, the site is located directly adjacent to a number of Local Wildlife Sites, Ecosites and BAP Priority Habitats. These designations and BAP Priority Habitats may be directly lost to or damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	Part of the site falls within Source Protection Zones 1, 2 and 3. A minor negative but uncertain effect is therefore likely.
SA12: Flooding	0	Less than 5% of this site falls within Flood Zone 3 and less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing

SA Objective	HEL361	Justification
		dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site PB1 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA as its primary access. The site lies adjacent to the M25, which adjoins Charleston Paddocks AQMA. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore site PB1 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	As the site would deliver up to 980 new homes it would be expected to provide a new local centre and also new employment opportunities. Although site PB1 is not located within 800m of a Local or Town Centre, it is located between 501m and 1km of Cranbourne Road existing employment area. Furthermore, the site is located within 800m of two sustainable transport links (a number of bus stops and a National cycle route). Overall, a significant positive effect is likely.

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Table F.36: HEL251 – Potters Bar Golf Course (Strategic Site Ref. PB2)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL251	Justification
SA1: Education	++	Site PB2 is within 1km of a secondary school (Mount Grace School) and less than 500m from a primary school (Cranbourne Primary School). As the site would provide 500 homes it would be expected to provide a new education facility. A significant positive effect is therefore likely.
SA2: Services	++?/--?	Site PB2 falls mostly within an area with medium accessibility (score of 10.01 to 15). As the site would deliver 500 new homes it is likely to provide a local centre. Furthermore, any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre easily accessible. However, this site currently comprises Potters Bar Golf Course, which could be lost as a result of development. A mixed significant positive and significant negative but uncertain effect is therefore likely.
SA3: Housing Provision	++	The provision of 500 new homes would contribute significantly to the level of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected.
SA4: Community Cohesion	++	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The site would also be expected to include a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Part of site PB2 falls within one of the 20% most deprived areas in terms of access to housing and services. Therefore, development at this location may help to overcome barriers to these. The site is also located within 100m of Potters Bar Town Centre at Darkes Lane. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a significant positive effect is likely.
SA5: Health	++?/--?	Site PB2 is not within 800m of an NHS GP surgery or hospital but is at the edge of Potters Bar, where capacity for new patients has been identified. The site is within 800m of a number of open spaces, including the King George V playing fields and Furzefield Wood. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility, within 250m of any other waste management facility or within 200m of Hertsmere's strategic road network. However, the site is located within close proximity of Cranbourne Road existing employment area and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. The site currently comprises Potters Bar Golf Course which would be lost to development,

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SA Objective	HEL251	Justification
		resulting in significant adverse effects. Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	This greenfield site comprises Potters Bar Golf Course. It consists mostly of Grade 3 agricultural land whilst the remainder of the site is classified as urban land. The site also falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	A Grade II listed City of London Coal Duty Boundary Marker lies immediate to the northwest corner of the site but the setting of this asset is unlikely to be meaningfully changed. The southern edge of the site abuts Darkes Lane West Potters Conservation Area and character and setting of the conservation area could be affected by development of the site, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site PB2 would result in development of a large rural area on the northern edge of Potters Bar. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site PB2 falls within landscape character area assessment unit 54Ba (Potters Bar Parkland B, Potters Bar Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Distinctive features identified in the Landscape Character Assessment such as Gobions Folly Arch could be adversely affected by development at this site. Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site PB2 is located within 1km of a railway station (Potters Bar) and within 400m of a number of bus stops but is not within close proximity of a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site comprises the Potters Bar Golf Course Ecosite and also contains two areas of deciduous woodland, which is a BAP Priority Habitat. The site is also located in close proximity to the Fields South of Bolton's Park Ecosite and is within 100m of Spring Wood near Hawkshead Bridge Local Wildlife Site. These designations and BAP Priority Habitat may be directly lost to or damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	Just under half of the site falls within Source Protection Zones 1, 2 and 3. A minor negative but uncertain effect is therefore likely.

SA Objective	HEL251	Justification
SA12: Flooding	-	Between 5% and 25% of this site falls within Flood Zone 3 (part of the site also falls within Flood Zone 2). Overall, a minor negative effect is likely.
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site PB2 is not located within an AQMA, and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore site PB2 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	This option will provide a new local centre, which may provide some employment opportunities. Site PB2 is located within 800m of Potters Bar Local Town Centre at Darkes Lane. Furthermore, the site is located within close proximity (within 500m) of Station Close existing employment area and Cranbourne Road existing employment area. Site PB2 is also located within 800m of two types of sustainable transport link (a railway station and a number of bus stops). Overall, a significant positive effect is likely.

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Table F.37: HEL362 – South of Potters Bar (Strategic Site Ref. PB3)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL362	Justification
SA1: Education	++	Site PB3 is within 1km of a secondary school (Dame Alice Owen's School) and less than 500m from a primary school (Pope Paul Catholic Primary School). Additionally, as this site would deliver 900 new homes, it would be expected to make provision for new education facilities. A significant positive effect is therefore likely.
SA2: Services	++	The site is assessed as having 'medium' accessibility (score 10-15). Furthermore, as site PB3 would deliver 900 new homes it would be expected to provide a local centre as well as a range of services including education, healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre more easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of 900 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected.
SA4: Community Cohesion	++	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. This site would also be expected to provide a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site PB3 falls within the 20% most deprived areas in terms of access to housing and services. Development at this location may help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a significant positive effect is likely.
SA5: Health	++?/--?	Site PB3 is within 800m of an NHS GP surgery in Potters Bar and Potters Bar Community Hospital. The site is also within 800m of a number of open spaces, sports and recreation facilities, including Dame Alice Owen's School sports centre (The F.E. Clearly Sports Centre) and playing fields. Furthermore, any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (M25). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.

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SA Objective	HEL362	Justification
SA6: Soil and Minerals	-	A large proportion of this greenfield site consists of Grade 3 agricultural land. The remainder of the site is classified as urban land. Furthermore, the site falls within a Minerals Consultation Area for sand and gravel. A minor adverse effect is likely overall.
SA7: Historic Environment	0?	The Royds Potters Bar Conservation Area is immediately adjacent to the northern edge of the site, and there could be some potential for development within the site to change its setting, however in general development of the site is unlikely to affect the rural setting of nearby designated assets. There is likely to be a negligible effect, with uncertainty.
SA8: Landscape	+?/-?	The development of 900 new homes would have an adverse effect on the quality of the countryside and landscape. The development of site PB3 would result in development of a large area on the edge of Potters Bar, to the south. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site PB3 falls within landscape character area assessment unit 24c Arkley Plain, Potters Bar Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any sites that fall within the 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Indeed, site PB3 is located within 1km of a railway station (Potters Bar), within 400m of a number of bus stops and within 400m of a National cycle route (No. 12). However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains Cherry Tree Lane Field Ecosite and is located directly adjacent to an area of deciduous woodland, which is a BAP Priority Habitat. Four Ecosites (Dugdale Hill Pond, Meadow S. of M25 Motorway by Bentley Heath Lane, Elm Farm Pasture and Paddocks by M25, Chase Farm) are also located within close proximity to the site, as well as some additional BAP Priority Habitats (deciduous woodland and no main habitat but additional habitats present). However, three of the Ecosites (Meadow S. of M25 Motorway by Bentley Heath Lane, Elm Farm Pasture and Paddocks by M25, Chase Farm) are separated from the site by the presence of the M25. These designations may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain due to the sole presence of Ecosites, as well as the fact they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.

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SA Objective	HEL362	Justification
SA12: Flooding	0	Less than 5% of this site falls within Flood Zone 3 and less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site PB3 is not located within an AQMA, Dove Lane AQMA is located directly adjacent to the site, along the M25. Additionally, Charleston Paddocks AQMA is also located along the M25, near South Mimms. As such, development of site PB3 will generate traffic that passes both AQMAs. A mixed significant negative and minor positive effect is likely overall.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site PB3 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	As the site would deliver 900 new homes it would be expected to provide a new local centre and new employment opportunities. Furthermore, site PB3 is located between 501m and 1km of Station Close existing employment area, and within 800m of Potters Bar Darkes Lane Local Town Centre and Potters Bar High Street District Centre. Site PB3 is also located within 800m of two sustainable transport links (a number of bus stops and a National cycle route). Overall, a significant positive effect is likely.

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Table F.38: HEL161 – Land East of Southgate Road, Potters Bar (Strategic Site Ref. PB4)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL161	Justification
SA1: Education	+?	Site PB4 is not located within 1km of a secondary school but is located within 500m of a primary school (Oakmere Primary School). The school is located in the settlement of Potters Bar, which is identified as having primary school capacity. Therefore, site PB4 is likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether Oakmere Primary School has capacity itself or not.
SA2: Services	+	Site PB4 falls mostly within an area with medium accessibility (score of 10.01 to 15). The site would deliver 200 new homes and as such there would be a requirement to provide new services/facilities but not a local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely.
SA3: Housing Provision	+	The provision of 200 new homes would contribute to the level of housing in the Borough. It is expected to include a policy compliant number of affordable homes. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The site is not expected to include a new local centre. Site PB4 does not include areas within the 20% most deprived in terms of access to housing and services and is not within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++/--	Site PB4 is within 800m of the Potters Bar Community Hospital and at the edge of Potters Bar, where capacity for new patients has been identified. The site is also within 800m of a number of open spaces, sports and recreation facilities. Furthermore, any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. The provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (M25). Overall, a mixed significant positive and significant negative effect is likely.

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SA Objective	HEL161	Justification
SA6: Soil and Minerals	-	Over 25% of this entirely greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. Furthermore, the site falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	0?	Two locally listed buildings lie to the northwest of the site; but the site does not appear to be related to these assets' setting and their heritage significance. There is likely to be a negligible effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site PB4 would result in the development of a rural area on the edge of Potters Bar, to the southeast. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site PB4 falls within landscape character area assessment unit 26a (Hornbeam Hills (Enfield Chase), Potters Bar Fringe), in an area of low-moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site PB4 is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site comprises mostly undesignated greenfield land. A small portion of the site contains an Ecosite (Pond N. of Junction 24 on M25 Motorway Ecosite) and an area of deciduous woodland. The site also lies within close proximity to a number of additional areas of deciduous woodland. However, these areas of deciduous woodland are generally separated from the site by the M25. These designations and BAP Priority Habitats may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor negative and minor positive effect is therefore likely. The effects are uncertain due to the presence of an Ecosite, as well as the fact they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Less than 5% of this site falls within Flood Zone 3 and less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus

SA Objective	HEL161	Justification
		encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising air pollution associated with vehicular travel. Although site PB4 is not located within an AQMA, Dove Lane AQMA is located within close proximity to the site, along the M25. Additionally, Charleston Paddocks AQMA is also located along the M25, near South Mimms. As such, development of site PB4 will generate traffic that passes both AQMAs. A mixed significant negative and minor positive effect is likely overall.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, the location of site PB4 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site PB4 is located within 800m of Potters Bar High Street District Centre, however it is located more than 500m from the nearest local employment site (Hollies Way Business Park) and between 1.0km and 2.0km of the nearest existing employment site (Station Close). The site is located within 800m of one type of sustainable transport link (bus stops). Overall, a mixed minor positive and minor negative effect is likely.

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Table F.39: HEL393 – Land South of Allum Lane (Strategic Site Ref. BE1)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL393	Justification
SA1: Education	+?	Site BE1 is not located within 1km of a secondary school but is located within 500m of a primary school (St Nicholas Elstree Church of England School). This primary school is located in the settlement of Borehamwood, which has been identified as having primary school capacity. Therefore, site BE1 is likely to have a minor positive effect. The effect is recorded as uncertain because it's unknown whether the school has capacity itself or not.
SA2: Services	+	Site BE1 falls within an area with medium accessibility (score of 10.01 to 15). The site would deliver 100 new homes and as such there would be a requirement to provide new services/facilities but not a local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely.
SA3: Housing Provision	+	The provision of 100 new homes would contribute to the level of housing in the Borough. The site is expected to provide a policy compliant number of affordable homes. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site BE1 falls within one of the 20% most deprived areas in terms of access to housing and services. Therefore, development at this location may help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++?/-?	Site BE1 is within 800m of an NHS GP surgery (Schopwick Surgery, Elstree) but is not located within Potters Bar or Bushey Village. The site falls within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. However, the site is located within 250m of a waste management facility, although it is not located within 200m of Hertsmere's strategic road network. A PRoW runs through the site. Overall, a mixed significant positive and minor negative but uncertain effect is likely.

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SA Objective	HEL393	Justification
SA6: Soil and Minerals	-	A large proportion of this mainly greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. Furthermore, the eastern edge of the site falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	To the west of the site lies Elstree Conservation Area, on which development of the site could have an effect by diminishing its rural setting. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of site BE1 would result in the development of a rural area on the western edge of Borehamwood, outside of the settlement boundary. The position and size of the site would mean that development could contribute to the coalescence of Borehamwood and Elstree. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site BE1 falls within two landscape character area assessment units: 23a (Elstree Ridge and Slopes, Elstree and Borehamwood Fringe) and 23b (Elstree Ridge and Slopes, Elstree Village Fringe). As such, the site is located in an area of moderate sensitivity and an area of moderate-high sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and significant negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site BE1 is located within 1km of a railway station (Elstree & Borehamwood) and within 400m of a number of bus stops but is not within close proximity of a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site lies adjacent to two Ecosites (Elstree Cemetery Grassland and Elstree Fields North of Abbotsbury) and areas of deciduous woodland, which is a BAP Priority Habitat. A number of additional Ecosites are located within close proximity of the site. These designations and BAP Priority Habitat may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and minor negative effect is therefore likely. The effects are uncertain due to the sole presence of Ecosites, as well as the fact they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.

SA Objective	HEL393	Justification
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site BE1 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to Allum Lane which connects to Shenley Road, along which Shenley Road AQMA is located. Furthermore, traffic along Allum Lane also has potential to pass within the AQMA at Elstree Crossroads. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site BE1 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+	Site BE1 is located within 800m of Borehamwood Town Centre. While the site is located more than 500m of a local employment centre it is located and between 0.5 km and 1.0 km of a key employment site (Centennial Park). Site BE1 is also located within 800m of two types of sustainable transport link (a railway station and a number of bus stops). Overall, a minor positive effect is likely.

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Table F.40: HEL359 – Land North of Stapleton Road (Strategic Site Ref. BE2)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL359	Justification
SA1: Education	+?	Site BE2 is not located within 1km of a secondary school but is located within 500m of a primary school (Parkside Community Primary School). This school is located in the settlement of Borehamwood, which has been identified as having primary school capacity. Therefore, site BE2 is likely to have a minor positive effect. The effect is recorded as uncertain because it's unclear whether Parkside Community Primary School has capacity itself or not.
SA2: Services	+	Site BE2 falls mostly within an area with medium accessibility (score of 10.01 to 15). As the site would deliver 350 new homes it is likely to provide new services/facilities but not a local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely.
SA3: Housing Provision	+	The provision of up to 350 new homes would contribute to the provision of housing in the Borough. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site BE2 does not include areas within the 20% most deprived in terms of access to housing and services and is not within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++/-	Site BE2 is not within 800m of an NHS GP surgery or hospital. Furthermore, the site is not located within Potters Bar or Bushey Village, the settlements within the Borough which have been identified as having capacity for new patients. However, the site does fall within 800m of a number of open spaces, sports and recreation facilities. Furthermore, any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Furthermore, it is not located within 200m of Hertsmere's strategic road network. Overall, a mixed significant positive and minor negative effect is likely.

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SA Objective	HEL359	Justification
SA6: Soil and Minerals	-	The site mainly greenfield comprising Grade 3 agricultural land. Furthermore, almost the entire site falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	The site may take part of land formerly associated with a Grade II listed building; however, dense vegetation separates the house from the site, meaning that the meaningful setting change is unlikely. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site BE2 would result in the development of a rural area on the northern edge of Borehamwood. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site BE2 falls within landscape character area assessment unit 21a (High Cannons Valleys and Ridges, Borehamwood Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by reducing dependence on the private car. Site BE2 is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/ +?	A large proportion of this site falls within the Organ Hill Pastures Local Wildlife Site. Additionally, two areas of deciduous woodland, which is a BAP Priority Habitat, are located adjacent to the southern edge of Site BE2 while a portion of Lyndhurst Farm Ecosite is adjacent to the site to the north. These designations and BAP Priority Habitat may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas

SA Objective	HEL359	Justification
		emissions. Although Site BE2 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to the B5378, which adjoins Shenley Road AQMA in the centre of Borehamwood. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site BE2 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site BE2 is over 500m from the nearest local employment site (Borehamwood Enterprise Centre) and between 1.0km and 2.0km of the nearest existing employment area (Elstree Way). The site is also located more than 800m of a Local or Town Centre. Site BE2 is located within 800m of a one type of sustainable transport link (bus stops). Overall, a mixed minor positive and minor negative effect is likely.

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Table F.41: HEL347 – Land to East of Cowley Hill (Strategic Site Ref. BE3)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL347	Justification
SA1: Education	++	Site BE3 is located within 1km of two secondary schools (Hertswood Academy and EUTC: The Industry School for the Creative Production Arts) but over 500m from a primary school. As the site will provide up to 800 new homes, provision will be made for new educational facilities. Overall, a significant positive effect is likely.
SA2: Services	++	Site BE3 falls mostly within an area of 'very low' accessibility (score of 0-5). However, as the site would deliver up to 800 new homes it would be expected to provide a local centre, as well as a range of services including education, healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre more easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 800 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. In addition, this site would be expected to provide a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site BE3 does not include areas within the 20% most deprived in terms of access to housing and services and is not within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++?/-?	Site BE3 is not within 800m of an NHS GP surgery, hospital or Potters Bar or Bushey village. However, the site does fall within 800m of a number of open spaces, sports and recreation facilities. Furthermore, any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Furthermore, it is not located within 200m of Hertsmere's strategic road network. However, a PRoW runs through the site. Overall, a mixed significant positive and uncertain minor negative effect is likely.

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SA Objective	HEL347	Justification
SA6: Soil and Minerals	-	A large proportion of this mainly greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. Furthermore, the entire site falls within a Minerals Consultation Area for sand and gravel. A minor adverse effect is likely overall.
SA7: Historic Environment	-?	There is a grade II listed building, Wheatsheaf Farm, to the east of the site which would experience setting change. Locally listed Cowleyhill Farm lies within the site and would be susceptible to physical and setting change. Locally listed cottages to the east of the site were previously associated with another Grade II listed building High Canons is also located to the east of the site. The legibility of the historic relationship between these two assets could be diminished by development within the site, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of up to 800 new homes through this option would have an adverse effect on the quality of the countryside and landscape. The development of site BE3 would result in the development of a rural area on the edge of Borehamwood, to the northeast. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site BE3 falls mostly within landscape character area 21a (High Canons Valleys and Ridges, Borehamwood Fringe), in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Indeed, site BE3 is located within 400m of a number of bus stops. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site lies adjacent to a number of areas of deciduous woodland, which is a BAP Priority Habitat, as well as a number of Local Wildlife Sites (Birch Wood, Wood next to Well End Road and Silver Hill Woodland Strip) and one Ecosite (Meadow by Green Street). These designations and BAP Priority Habitat may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and minor negative effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.

SA Objective	HEL347	Justification
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although Site BE3 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to the B5378, which adjoins Shenley Road AQMA in the centre of Borehamwood. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site BE3 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	As the site would deliver up to 800 new homes it would be expected to provide a local centre, which may provide some employment opportunities. In addition, this scale of development would be expected to provide new employment opportunities. Site BE3 is not located within 800m of a Local or Town Centre. However, it is located between 501m and 1km from Elstree Way existing employment area. Furthermore, site BE3 is located within 800m of a sustainable transport link (bus stops). Overall, a significant positive effect is likely.

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Table F.42: HEL376 – Land Off Well End Road

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL376	Justification
SA1: Education	++	Site HEL376 is located within 1km of a secondary school (Hertswood Academy) but is not within 500m of a primary school. Additionally, as this site would deliver up to 525 new homes, it would be expected to make provision for new education facilities. A significant positive effect is therefore likely.
SA2: Services	++	The site is assessed as having 'very low' accessibility (score 0-5). However, as site HEL376 would deliver up to 525 new homes it would be expected to provide a local centre, as well as a range of services including education, healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 525 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected.
SA4: Community Cohesion	++	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The site would also be expected to provide a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Around half of site HEL376 falls within the 20% most deprived areas in terms of access to housing and services. Development at this location may therefore help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a significant positive effect is likely.
SA5: Health	++?/--?	Site HEL376 is not within 800m of an NHS GP surgery or hospital or Potters Bar or Bushey village. However, the site does fall within 800m of a number of open spaces, sports and recreation facilities. Furthermore, any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located within 200m of Hertsmere's strategic road network (A1) and a PRoW runs through the site. The site is also located within close proximity of Station Close existing employment area and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. Overall, a mixed significant positive and significant negative effect but uncertain is likely.

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SA Objective	HEL376	Justification
SA6: Soil and Minerals	-	A large proportion of this mainly greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. Furthermore, the entire site falls within a Minerals Consultation Area for sand and gravel. A minor adverse effect is likely overall.
SA7: Historic Environment	-?	A Grade II listed building lies just within the northern extent of the site boundary. Development would result the total loss of this setting and its contribution to the assets heritage significance, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of up to 525 homes could have an adverse effect on the quality of the countryside and landscape. The development of site HEL376 would result in the development of a rural area on the edge of Borehamwood, to the east. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site HEL376 falls within three landscape character area assessment units: 21a (High Cannons Valleys and Ridges, Borehamwood Fringe), 21d (High Canons Valleys and Ridges, High Canons Valleys and Ridges wider landscape) and 24a (Arkley Plain, Borehamwood Fringe). Each of these landscape character assessment units has a different sensitivity to residential housing development/smaller flats (low density), ranging from moderate-high sensitivity in 21d to moderate sensitivity in 21a, and low-moderate sensitivity in 24a. Overall, a mixed significant negative and minor positive but uncertain effect is likely, as the effect depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Indeed, site HEL376 is located within 400m of a number of bus stops. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains two Ecosites (Buckettsland Farm Field and Rowley Lane Grasslands) and three areas of deciduous woodland, which is a BAP Priority Habitat. The site is also located adjacent to a number of Local Wildlife Sites, an Ecosite and some additional BAP Priority Habitats – including lowland heathland as well as deciduous woodland. These designations and BAP Priority Habitat may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.

SA Objective	HEL376	Justification
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site HEL376 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site HEL376 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	As the site would deliver up to 525 new homes it would be expected to provide a local centre as well as new employment opportunities. Site HEL376 is located within 500m of Elstree Way existing employment area but not within 800m of a Local or Town Centre. Site HEL376 is located within 800m of a sustainable transport link (bus stops). Overall, a significant positive effect is likely.

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Table F.43: HEL209a – Land North of Barnet Lane, Borehamwood (Strategic Site Ref. BE6)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL209a	Justification
SA1: Education	+?	Site BE6 is located within 1km of a secondary school (Yavneh College) and is within 500m of a primary school (Summerswood Primary School). Both these schools are located in the settlement of Borehamwood, which has been identified as having primary school capacity but limited or no secondary school capacity. Therefore, site BE6 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unknown how much capacity the school will have.
SA2: Services	+	Site BE6 falls mostly within an area with medium accessibility (score of 10.01 to 15). As the site would deliver 250 new homes it is likely to provide new services/facilities but not a local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely.
SA3: Housing Provision	+	The provision of up to 250 new homes would contribute to the level of housing in the Borough. The site is expected to be developed to provide a policy compliant number of affordable homes. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site BE6 does not include areas within the 20% most deprived in terms of access to housing and services and is not within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++?/--?	Site BE6 is not within 800m of an NHS GP surgery or hospital. Furthermore, the site is not located within Potters Bar or Bushey Village, the settlements within the Borough which have been identified as having capacity for new patients. However, the site does fall within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian /cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is

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SA Objective	HEL209a	Justification
		located adjacent to Hertsmere's strategic road network (A411). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	A large proportion of this greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. Furthermore, the entire site falls within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	0?	There are no statutorily designated assets or Sites of Archaeological Interest within the site or the wider area that would be susceptible to setting change. There is likely to be a negligible effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site BE6 would result in the development of a rural area on the southern edge of Borehamwood, outside of the settlement boundary, but would not contribute directly to the coalescence of settlements. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site BE6 falls within landscape character area assessment unit 23a (Elstree Ridge and Slopes, Borehamwood Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site BE6 is located within 1km of a railway station (Elstree & Borehamwood) and within 400m of a number of bus stops but is not within close proximity of a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains a large portion of a Local Wildlife Site (Woodcock Hill Fields) and a large portion of an Ecosite (Furze Hill Pastures), areas of deciduous woodland and traditional orchard, all of which are BAP Priority Habitats. The site is also located adjacent to a number of additional BAP Priority Habitats. These designations and BAP Priority Habitats may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.

SA Objective	HEL209a	Justification
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site BE6 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site BE6 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	Although site BE6 is not located within 800m of a Local or Town Centre, it is located within 500m of the Stirling Way existing employment area. Site BE6 is also located within 800m of two types of sustainable transport link (a railway station and a number of bus stops). Overall, a significant positive effect is likely.

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Table F.44: HEL201 – Land at Little Bushey Lane

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL201	Justification
SA1: Education	-?	Site HEL201 is located within 1km of a secondary school (Bushey Meads School) but not within 500m of a primary school. Bushey Meads School is located in the settlement of Bushey, which is identified as having limited or no secondary school capacity. A minor negative effect is therefore likely. The effect is recorded as uncertain because it is unknown whether Bushey Meads School has capacity itself or not.
SA2: Services	+	Site HEL201 falls mostly within an area with medium accessibility (score of 10.01 to 15). However, any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely.
SA3: Housing Provision	+	The delivery of 241 new homes would contribute to the overall level of housing provision in the Borough. A minor positive effect is therefore expected.
SA4: Community Cohesion	+?	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Around one third of site HEL201 falls within one of the 20% most deprived areas in terms of access to housing and services. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a positive effect is likely, although this is uncertain as it depends on whether development comes forward in the part of the site within the 20% most deprived areas in terms of access to housing and services.
SA5: Health	++?/--?	Site HEL201 is within 800m of an NHS GP surgery (Schopwick Surgery) and is located at the edge of Bushey, where capacity for new patients has been identified. The site also falls within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. The provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, the site is located within 200m of Hertsmere's strategic road network (M1). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.

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SA Objective	HEL201	Justification
SA6: Soil and Minerals	-	Around half of this greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. The site is also adjacent to Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	A Grade II listed building lies to the north of the site. There are three Grade II listed buildings to the north and southwest of the site none of which should be affected by its development. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site HEL201 would result in the development of a rural area on the eastern edge of Bushey. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site HEL201 falls within two landscape character area assessment units:22c (Borehamwood Plateau, Bushey Fringe) and 23c (Elstree Ridge and Slopes, Bushey Fringe). As such, the site is located in an area of moderate sensitivity to residential housing development/ smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site HEL201 is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site comprises mostly undesignated greenfield land. The site is located directly adjacent to three Ecosites (Meadow near Albany Close, Caldecote Farm Pasture and Meadow North East of Harts Farm). These designations may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and minor negative effect is therefore likely. The effects are uncertain due to the sole presence of Ecosites, as well as the fact they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Less than 5% of this site falls within Flood Zone 3 and less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus

SA Objective	HEL201	Justification
		encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site HEL201 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site HEL201 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site HEL201 is not located within 800m of a Town or Local Centre but is within 800m of one type of sustainable transport link (bus stops). The site however is located within 1.0 km and 2.0 km of an existing key employment area (Centennial Park) and more than 500m from the nearest local employment site. Overall, a mixed minor positive and minor negative effect is likely.

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Table F.45: HEL201 and HEL336 Combined – Land East of Little Bushey Lane, Bushey (Strategic Site Ref. B1)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL201	Justification
SA1: Education	++	Site B1 is located within 1km of a secondary school (Bushey Meads School) and within 500m of a specialist primary school (Meadow Wood). Meadow Wood is specifically for pupils with physical and neurological impairments. Bushey Meads School is located in the settlement of Bushey, which is identified as having limited or no secondary school capacity. As the site is expected to provide up to 500 new homes a new education facility would be delivered (it may deliver fewer homes in order to accommodate a secondary school). Therefore, a significant positive effect is expected.
SA2: Services	++	Site B1 falls mostly within an area with medium accessibility (score of 10.01 to 15). However, as the site would deliver up to 500 new homes it would be expected to provide a local centre and new education facilities (it may deliver fewer homes in order to accommodate a secondary school). Furthermore, any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++?	The provision of 500 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected, although the effect is uncertain as fewer homes may be delivered in order to accommodate a secondary school.
SA4: Community Cohesion	+?	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. A substantial amount of site B1 falls within one of the 20% most deprived areas in terms of access to housing and services. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a positive effect is likely, although this is uncertain as it depends on whether development comes forward in the part of the site within the 20% most deprived areas in terms of access to housing and services.
SA5: Health	++?/--?	Site B1 is within 800m of an NHS GP surgery (Schopwick Surgery) and is located at the edge of Bushey, where capacity for new patients has been identified. The site also falls within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. The provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a

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SA Objective	HEL201	Justification
		waste management facility. However, the site is located within 200m of a motorway (the M25 and M1, respectively) and is within 200m of the A41. Additionally, a PRoW runs through the site which could be lost or diverted as a result of development. Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	Around half of this greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban land. The site is also located within a Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.
SA7: Historic Environment	-?	There is a Grade II listed building, which lies to the north of the site. There are three Grade II listed buildings to the north and southwest of the site, none of which should be affected by its development. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site B1 would result in the development of a rural area on the eastern edge of Bushey. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site B1 falls within two landscape character area assessment units: 22c (Borehamwood Plateau, Bushey Fringe) and 23c (Elstree Ridge and Slopes, Bushey Fringe). As such, the site is located in an area of moderate sensitivity to residential housing development/ smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site B1 is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site comprises mostly undesignated greenfield land. A small proportion of the site (<=25%) comprises an Ecosite (Meadow North East of Harts Farm). The site is also located directly adjacent to two other Ecosites (Meadow near Albany Close, Caldecote Farm Pasture). These designations may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and minor negative effect is therefore likely. The effects are uncertain due to the sole presence of Ecosites, as well as the fact they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	This site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Less than 5% of this site falls within Flood Zone 3 and less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.

SA Objective	HEL201	Justification
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site B1 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site B1 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+?/-	Site B1 is not located within 800m of a Town or Local Centre but is within 800m of one type of sustainable transport link (bus stops). The site however is located within 1.0 km and 2.0 km of an existing key employment area (Centennial Park) and is more than 500m from the nearest local employment site. As the site would provide up to 500 new homes a new local centre is to be incorporated which may help support new employment opportunities for residents, although this is uncertain as fewer homes may be provided in order to accommodate a secondary school. Overall, a mixed minor positive uncertain and minor negative effect is likely.

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Table F.46: HEL181 – Compass Park, Land North of Farm Way (Strategic Site Ref. B2)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL181	Justification
SA1: Education	++	Site B2 is located within 1km of four secondary schools (Queens' School, Falconer School, The Bushey Academy and Bushey Meads School) and within 500m of two primary schools (Bournehall Primary School and Meadow Wood School). Additionally, as this site would deliver up to 900 new homes (it may deliver fewer homes in order to accommodate a secondary school), it would be expected to make provision for new education facilities. A significant positive effect is therefore likely.
SA2: Services	++	The site is assessed as having 'medium' accessibility (score 10-15). However, as site B2 would deliver up to 900 new homes it would be expected to provide a local centre, as well as a range of services including education, healthcare, open space, leisure, recreation and community facilities (it may deliver fewer homes in order to accommodate a secondary school). The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++?	The provision of up to 900 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. Overall, a significant positive effect is expected. This effect is uncertain as the site may deliver fewer homes in order to accommodate a secondary school.
SA4: Community Cohesion	+	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The site would also provide a new local centre as it is expected to provide up to 900 new homes (it may deliver fewer homes in order to accommodate a secondary school). The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site B2 does not include areas within the 20% most deprived in terms of access to housing and services. It is also not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, a minor positive effect is likely.
SA5: Health	++?/--?	Site B2 is not within 800m of an NHS GP surgery, hospital or Potters Bar or Bushey village. However, the site falls within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, the site is

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SA Objective	HEL181	Justification
		located within 200m of Hertsmere's strategic road network (A41). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	A large proportion of this greenfield site consists of Grade 3 agricultural land, whilst the remainder is classified as urban and non-agricultural land. Furthermore, the entire site falls within a Minerals Consultation Area for sand and gravel. A minor adverse effect is likely overall.
SA7: Historic Environment	-?	To the southwest of the site there are Grade II listed buildings These assets lie within the non-designated Royal Connaught Park, Development would result in some loss of some of the wider rural landscape that has historically surrounded the park and estate, but there is a strong vegetation cover. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of up to 900 new homes in any 'Growth through new garden suburbs' option could have an adverse effect on the quality of the countryside and landscape. The development of site B2 would result in the development of a greenfield area on the edge of Bushey, to the north. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site B2 falls within landscape character area assessment unit 22c (Borehamwood Plateau, Bushey Fringe) in an area of moderate sensitivity to residential housing development/smaller flats (low density). Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Indeed, site B2 is located within 400m of a number of bus stops. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains one Local Wildlife Site (Meadow N. W. of Tylers Farm), one Ecosite (Long Pond near Little Bushey Lane) and the edge of an area of deciduous woodland, which is a BAP Priority Habitat. These designations and BAP Priority Habitat may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	A large proportion of the site is located within Source Protection Zones 2 and 3. A minor negative effect with uncertainty is therefore likely.
SA12: Flooding	0	Less than 25% of this site falls within Flood Zone 2. As such, a negligible effect is likely.

SA Objective	HEL181	Justification
SA13: Air Quality	+/-	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Site B2 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site B2 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++?	As this option is identified for up to 900 homes, it will provide a new local centre and some employment land. Site B2 is located within 800m of Bushey High Street District Centre and between 501m and 1km of Otterspool Way existing employment area. The site is also located within 800m of one sustainable transport link (bus stops). Overall, a significant positive effect is likely. This is uncertain as it may deliver fewer homes in order to accommodate a secondary school, in which case employment land may not be provided.

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Table F.47: HEL176 – Land at Former Bushey Golf and Country Club (Strategic Site Ref. B3)

Whilst it is recognised that there is some uncertainty as to how the site could be utilised, it has been considered in this SA as a strategic housing site option. Whilst this site has not been allocated an 'issues and options site category' in the Potential Sites for Housing and Employment public engagement document (2018), the Council has advised that it would most appropriately be classed as a 'Growth through new garden suburbs' option by virtue of its location on the edge of Bushey.

SA Objective	HEL176	Justification
SA1: Education	+?	Site B3 is located approximately 500m south-east of Bushey Academy and the Falconer School, and within 500m of three primary schools, including Sacred Heart, Ashfield and Merry Hill. The Falconer School is specifically for pupils with Social and Mental Health difficulties. The schools fall within the settlement of Bushey, which has been identified as having primary school capacity but limited or no secondary school capacity. Overall, a minor positive effect is likely. The effect is recorded as uncertain because it is unknown whether the schools have capacity themselves or not.
SA2: Services	+?	The site lies mostly within an area of 'medium/high' accessibility (score of 15.01-20.00). The site would deliver 220 new homes and as such there would be a requirement to provide new services/facilities but not a local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and local highway network are expected to make these services easily accessible. A minor positive effect is therefore likely, although this is uncertain as the council's decision on how the site should be used is not yet known.
SA3: Housing Provision	++?	The provision of 220 new homes would contribute to the level of housing in the Borough. It is expected that a policy compliant level of affordable housing would be provided at the site. A minor positive effect is therefore likely, although this is uncertain as the council's decision on how the site should be used is not yet known.
SA4: Community Cohesion	++?	Site B3 is within 100m of Bushey Town Centre which will promote social interaction and community cohesion between residents. According to the Issues and Options document, any 'Growth through new garden suburbs' options will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site B3 does not fall within the 20% most deprived areas with regard to access to housing and services. Levels of crime and fear of crime will be influenced through more detailed design proposals. Overall, a minor positive effect is expected, although this is uncertain as the council's decision on how the site should be used is not yet known.
SA5: Health	++?/--?	Site B3 is within 800m of Manor View GP surgery, but this GP surgery is not located within Bushey or Potters Bar where capacity has been identified. However, the site is located within 800m of a number of open spaces, including public parks, playing fields, religious grounds and recreational facilities which could encourage physical exercise. There are also a number of PRoWs within 400m. According to the Issues and Options document, any 'Growth through new garden suburbs' options will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected

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SA Objective	HEL176	Justification
		to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. However, site B3 comprises the Bushey Golf Club, the development of such would result in the loss of this private recreational resource. The site is not located within 500m of an anaerobic digestion facility but is directly adjacent to the A411: High Street which could adversely affect residents in terms of traffic noise and air pollution. Overall, a mixed effect is identified (significant positive and significant negative), although these effects are uncertain as the council's decision on how the site should be used is not yet known.
SA6: Soil and Minerals	-	This site is mostly within Grade 3 agricultural land, most of which is greenfield land. The site is entirely within a mineral safeguarding area for sand and gravel, which could potentially lead to the sterilisation of resources. A minor negative effect is identified overall.
SA7: Historic Environment	--?	The site is immediately adjacent to and takes in a small part of the Bushey High Street Conservation Area. Development within the conservation area could lead to change of character or appearance of the area and will change its setting – potentially harming its significance. There is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	--?/+?	The site is within Landscape Character Area assessment unit 14a (Bushey Hill Pastures, Bushey Fringe) in an area of moderate-high sensitivity to residential housing development/smaller flats (medium density). The development of site B3 could have an adverse effect on the quality of the landscape through the loss of rural land on the edge of the settlement. 'Growth through new garden suburbs' options would be required to enhance the green infrastructure network (including parks, green spaces and other natural features) which could contribute towards visual amenity, although the extent of this provision is currently unknown. A mixed effect (minor positive uncertain effect and significant negative uncertain) is identified. These effects are uncertain as the council's decision on how the site should be used is not yet known.
SA9: Greenhouse Gas Emissions	+?/-?	Site B3 is within walking distance (400m) of a number bus stops, although there are no other sustainable transport modes within walking distance. Development of the site as a 'Growth through new garden suburbs option' would make improvements to inter-urban bus services, and the provision strategic pedestrian/cycle connectivity. This is expected to minimise greenhouse gas emissions, at the same time as reducing dependence on the private car. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. As such, a mixed minor positive uncertain and minor negative uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	There are no nature conservation sites within the site, however there is an Ecosite directly adjacent as well as a Local Wildlife Site. These sites may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. Overall, a mixed minor positive uncertain and minor negative uncertain effect is likely. These effects are uncertain as the council's decision on how the site should be used is not yet known.

SA Objective	HEL176	Justification
SA11: Water Quality and Quantity	0	The site is not located within a Source Protection Zone; therefore a negligible effect is identified.
SA12: Flooding	0	Site B3 does not fall within Flood Zones 2 and 3. A negligible effect is recorded.
SA13: Air Quality	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Improvements to the wider strategic highway network, may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. This site is not located within an AQMA and is unlikely to generate traffic that uses an AQMA. Therefore, a mixed minor positive effect and minor negative effect is identified, although these effects are uncertain as the council's decision on how the site should be used is not yet known.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site B3 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+?/-?	Site B3 is within 800m of a number of bus stops and within 100m of Bushey Town Centre. Site B3 is, however, located more than 1,000m from an existing or key employment area and further than 500m from an existing local employment site which may limit the potential for local employment opportunities. Overall, a mixed minor positive and minor negative effect is likely. These effects are uncertain as the council's decision on how the site should be used is not yet known.

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Table F.48: HEL379 (Strategic Site Ref. R1, includes HEL379c) and HEL 379c – Kemprow Farm

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL379	HEL379c	Justification
SA1: Education	+?	+?	Sites HEL379 and HEL379c are not located within 1km of a secondary school but are located within 500m of two primary schools (St John's VC Infant and Nursery School and Fair Field Junior School). These primary schools are located in the settlement of Radlett, which has been identified as having primary school capacity. A minor positive effect is expected for both sites. The effects are recorded as uncertain because it is unknown whether these two primary schools have capacity themselves or not.
SA2: Services	--/+	+	Site HEL379 lies primarily within an area of 'very low' accessibility (score of 0-5), whilst site HEL379c lies within an area of 'medium/high' accessibility (score of 15.01 to 20). Site HEL379 is expected to provide 350 homes and site HEL379c is expected to provide 288 homes. It would therefore be expected for both sites to provide some new services and facilities, including healthcare, open space, leisure, recreation and community facilities. The provision at both sites of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services more easily accessible. Overall, site HEL379 is expected to have a mixed significant negative and minor positive effect, whilst site HEL379c is expected to have a minor positive effect.
SA3: Housing Provision	++	+	The provision of 350 new homes at site HEL379 and 288 new homes at site HEL379c would contribute to the level of housing in the Borough. Both sites are expected to deliver a level of affordable housing that is policy compliant. A minor positive effect is expected for both sites.
SA4: Community Cohesion	+?	0	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site HEL379 contains a small area that falls within the 20% most deprived in terms of access to housing and services, whilst site HEL379c does not. Development at site HEL379 may therefore help to overcome barriers to these. Neither site is located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage. Overall, site HEL379 is expected to have a minor positive effect, although this is uncertain as it depends on whether development comes forward in the part of the site within the 20% most deprived areas in terms of access to housing and services. Site HEL379c is expected to have a negligible effect.
SA5: Health	++/-	++/-	Sites HEL379 and HEL379c are not within 800m of an NHS GP surgery or hospital and falls outside of Potters Bar and Bushey Village. However, both sites fall within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic

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SA Objective	HEL379	HEL379c	Justification
			pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. Neither site is located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. They are also not located within 200m of Hertsmere's strategic road network. Overall, mixed significant positive and minor negative effects are likely.
SA6: Soil and Minerals	-	-	Both greenfield sites consists of Grade 3 agricultural land. Furthermore, they fall within a Minerals Consultation Area for sand and gravel. Minor adverse effects are likely overall.
SA7: Historic Environment	-?	-?	To the west of both sites are five Grade II listed buildings situated along Kemp Row. Development would diminish the historic rural setting of these buildings. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	--?/+?	The development of both sites would result in the development of a rural area on the edge of Radlett, to the west. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Sites HEL379 and HEL379c fall within landscape character area assessment unit 16a (Aldenham Plateau, Radlett Fringe – north), in an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Overall, mixed minor positive and significant negative but uncertain effects are likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	+?/-?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Both sites are located within 1km of a railway station (Radlett) and within 400m of a number of bus stops. However, improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	--?/+?	Site HEL379 contains one Ecosite (Copse by Dellfield Wood) and one Local Wildlife Site (Dellfield Wood), whilst site HEL379c contains one Ecosite (Copse by Dellfield Wood). Both sites are located directly adjacent to a Local Wildlife Site (Copse by Watford Road), which includes BAP Priority Habitat. There are additional local wildlife designations and areas of priority habitat nearby, notably the wooded area and Ecosite to the north of site HEL379. The designations and BAP Priority Habitat may be directly lost to or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. Mixed significant negative and minor positive effects are therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.

SA Objective	HEL379	HEL379c	Justification
SA11: Water Quality and Quantity	-?	-?	Both sites are located within Source Protection Zone 3. Minor negative effects with uncertainty are therefore likely.
SA12: Flooding	0	0	Neither site falls within Flood Zones 2 or 3. Negligible effects are therefore likely.
SA13: Air Quality	--/+	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by minimising dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Neither site is located within an AQMA but may generate traffic that uses an AQMA route. Overall, mixed significant negative and minor positive effects are likely.
SA14: Energy Efficiency	0?	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site R1 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+	+	As site HEL379 is expected to provide 350 homes and site HEL379c is expected to provide 288 homes, they would be expected to provide a new local centre, which may provide some employment opportunities. The sites are located within 800m of one sustainable transport link (bus stops) and within 1km of Beaumont Gate existing employment site. They are also further than 500m from a local employment site. Overall, minor positive effects are expected.

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Table F.49: HEL346 – Home Farm (Strategic Site Ref. R2)

This is a 'Growth through new garden suburbs' option.

SA Objective	HEL346	Justification
SA1: Education	++	The site is not located within 1km of a secondary school but is located within 500m of Hertsmere Jewish Primary School. The site is located in Radlett, for which there is primary school capacity. The site would deliver 500 new homes and as such would be expected to provide a new education facility. A significant positive effect is therefore likely.
SA2: Services	++	The site falls mostly within an area with 'very low' accessibility (score of 0-5). However, the site would deliver 500 new homes and as such would be expected to provide a new local centre. Any 'Growth through new garden suburbs' option will provide a range of services including healthcare, open space, leisure, recreation and community facilities. The provision of strategic pedestrian/cycle connectivity and improvements to inter-urban bus services and the local highway network are expected to make these services and the local centre easily accessible. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 500 new homes would contribute significantly to the provision of housing in the Borough, which will likely include some affordable homes. A significant positive effect is therefore expected.
SA4: Community Cohesion	++?	Any site that falls within the 'Growth through new garden suburbs' category will make provision for community spaces including open space, leisure, recreation and community facilities. Just under half of the site falls within the 20% most deprived areas in terms of access to housing and services. Development at this location may therefore help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre, although it would be expected to provide a new local centre. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion. As such, an overall significant positive effect is likely. This is uncertain as it depends on whether development comes forward in the part of the site within the 20% most deprived areas in terms of access to housing and services.
SA5: Health	++?/--?	The site is not within 800m of an NHS GP surgery or hospital. Furthermore, the site is not located within Potters Bar or Bushey Village, the settlements within the Borough which have been identified as having capacity for new patients. However, the site falls within 800m of a number of open spaces, sports and recreation facilities. Any 'Growth through new garden suburbs' option will include additional healthcare provision, as well as open space, leisure and recreation facilities. This is expected to have a significant positive effect of people's health by improving access to these facilities and local capacity. Furthermore, the provision of strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improvements to inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, a small part of the eastern edge of the site lies adjacent to Hertsmere's strategic road network (A5183). Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.

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SA Objective	HEL346	Justification
SA6: Soil and Minerals	--	A large proportion of this greenfield site consists of Grade 2 agricultural land, whilst the remainder is classified as urban land. The site falls within 250m of a Minerals Safeguarding Area for sand and gravel. A significant negative effect is likely overall.
SA7: Historic Environment	-?	To the immediate northeast of the site there are two listed buildings. Development will result in change to their rural setting and the ability to read their function, history and relationships. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of the site would result in the development of a rural area on the southern edge of Radlett, outside of the settlement boundary, but would not contribute directly to the coalescence of settlements. However, any 'Growth through new garden suburbs' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. The site falls within landscape character area assessment unit 16b Aldenham Plateau, Radlett Fringe - south in an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Overall, a mixed minor positive and significant negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	--?/+?	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. However, site R2 is not located within close proximity to any sustainable transport links. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed significant negative and minor positive but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site contains part of one Ecosite (Little Kendals Farm Track) however this land takes up less than 25% of the site. It also lies adjacent to one further Ecosite (Moses Dell) and one Local Wildlife Site (Cobdenhill Dell). The Moses Dell Ecosite also contains BAP Priority Habitat, as does the Cobdenhill Dell Local Wildlife Site. The site is also located within close proximity to a number of other Local Wildlife Sites, Eco Sites and BAP Priority Habitats. These designations and BAP Priority Habitats may be damaged by development, or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Growth through new garden suburbs' option will include enhancements to the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor positive and minor negative effect is therefore likely. The effects are uncertain as they depend on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	The site is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	--/+	Any 'Growth through new garden suburbs' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing

SA Objective	HEL346	Justification
		dependence on the private car. Improvements to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although site R2 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to the A5183, which contains Park Road, Radlett AQMA. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore site is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	--/+	This site would provide a new local centre, which may also provide some small-scale employment opportunities. Site R2 is located over 500m the nearest local employment site (Beaumont Gate) and more than 2.0km from the nearest existing employment area (Otterspool Way). Furthermore the site is located more than 800m from the nearest Town or Local Centre (Radlett Watling Street). The site is however located within 800m of one type of sustainable transport link (bus stops). Overall, a mixed significant negative and minor positive effect is likely.

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Table F.50: HEL236 (including HEL236a and HEL236b) – Rectory Farm Land (Strategic Site Ref. S3)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL236	Justification
SA1: Education	++	Site S3 is not located within 1km of a secondary school but is located within 500m of a primary school (Clore Shalom School). Clore Shalom is located in the settlement of Shenley, which has been identified as having primary school capacity. The site would deliver 500 new homes and as such would be expected to provide a new education facility. Therefore, site S3 is likely to have a significant positive effect on this objective.
SA2: Services	++	Site S3 falls within an area with medium accessibility (score of 10.01 to 15). The site would deliver 500 new homes and as such there would be a requirement to provide a new local centre. Any 'Supporting larger rural communities – growth of key villages' option will make provision for a range of services including healthcare, open space, leisure, recreation and community facilities. This option would also require strategic pedestrian/cycle connectivity, which is also expected to make these services easily accessible. Overall, a significant positive effect is expected.
SA3: Housing Provision	++	The provision of 500 new homes would contribute to the level of housing in the Borough. The site is expected to provide a policy compliant level of affordable housing. A significant positive effect is therefore likely.
SA4: Community Cohesion	++	Provision will be made for a number of community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site S3 falls within the 20% most deprived areas in terms of access to housing and services but is not within 100m of a town, local or neighbourhood centre, although it would be expected to provide a new local centre. Development at this location may therefore help to overcome barriers to these. As such, an overall significant positive effect is likely.
SA5: Health	++?/-?	Site S3 is not within 800m of an NHS GP surgery or hospital and furthermore is not located within Potters Bar or Bushey Village. However, the site falls within 800m of a number of open spaces, sports and recreation facilities. Furthermore, the site is expected to incorporate new healthcare provisions and connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. Furthermore, it is not located within 200m of Hertsmere's strategic road network. However, the site is located within close proximity of Farm Close existing local employment site and could therefore be adversely affected in terms of residential amenity and health, by the business activities located in the employment area. A PRoW also runs through the site. Overall, a mixed significant positive and minor negative uncertain effect is likely.
SA6: Soil and Minerals	-	This greenfield site falls entirely on Grade 3 agricultural land. The site also falls within a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely.

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SA Objective	HEL236	Justification
SA7: Historic Environment	-?	To the east of the site there are two listed buildings. As one is a rural parish church, development encroaching on its rural setting will diminish understanding of its historic function, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of 500 homes on this site could have an adverse effect on the quality of the countryside and landscape. The development of site S3 would result in the development of a large, rural area on the north eastern edge of Shenley. However, any 'Supporting larger rural communities - growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site S3 falls within two landscape character area assessment units: 19a (Vale of St Albans, Shenley Fringe) and 20b (Shenley Ridge, Shenley Fringe - east). As such, the site is located in an area of moderate sensitivity and an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Overall, a mixed minor positive and significant negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Supporting larger rural communities - growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Site S3 is located within 400m of a number of bus stops but is not within close proximity of a cycle route or a railway station. However, local highway network improvements may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the local highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site contains an area of deciduous woodland, which is a BAP Priority Habitat however this constitutes less than 25% of its total area. The site is also located adjacent to a Local Wildlife Site and area of ancient woodland (Combe Wood), as well as being within close proximity to Dell Grove Local Wildlife Site and an Ecosite (Wood at Shenleybury House). These designations and BAP Priority Habitat may be lost or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Supporting larger rural communities - growth of key villages' option will enhance green infrastructure (including parks, green spaces and other natural features), which may lead to habitat improvements and therefore benefit biodiversity. A mixed minor negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	A substantial portion of this site is located within a Source Protection Zones 1, 2 and 3. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	This site does not fall within Flood Zones 2 or 3. A negligible effect is therefore likely.
SA13: Air Quality	+/-	Improvements to pedestrian/cycle connectivity and inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may

SA Objective	HEL236	Justification
		reduce congestion, thus minimising greenhouse gas emissions. Site S3 is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Overall, a mixed minor positive and minor negative effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site S3 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+	Site S3 is not located within close proximity of a Town or Local Centre, although as it is identified for 500 new homes it would be expected to provide a new local centre. Furthermore, the site is not located within 2.0km of an existing or key employment site. The site however is located adjacent to Farm Close local employment site. The site is also located within 800m of one type of sustainable transport link (bus stops). The development would include high speed broadband network improvements, which may make the area more attractive to businesses and/or increase the ability of residents to work from home, thus further broadening employment opportunities and economic growth. Overall, a minor positive effect is likely.

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Table F.51: HEL348 and HEL349 – Shenley Grange (Strategic Site Ref. S4)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL348	HEL349	Justification
SA1: Education	+?	+?	Sites HEL348 and HEL349 are not located within 1km of a secondary school but the sites are within 500m of Shenley Primary School. The school is located in the settlement of Shenley, which has been identified as having primary school capacity. Sites HEL348 and HEL349 are likely to have minor positive effects. The effect is recorded as uncertain because it is unknown whether Shenley Primary School will have capacity itself or not.
SA2: Services	+/-	+/-	Sites HEL348 and HEL349 are assessed as having 'low' accessibility (score of 5.01-10.00). The developments would be required to provide new open space, leisure, recreation and community facilities as stated in the Issues and Options document. This option would also require strategic pedestrian/cycle connectivity, which is also expected to make these services easily accessible. Overall, a mixed effect (minor positive and minor negative) is expected for both sites.
SA3: Housing Provision	+	+	Site HEL348 would provide the provision of up to 100 new homes and site HEL349 would provide 140, which would contribute to the provision of housing in the Borough, including affordable homes. Even if the sites were brought forward together, they would still provide for fewer than 500 dwellings, therefore a minor positive effect would still be expected.
SA4: Community Cohesion	+	+	Sites HEL348 and HEL349 are not within 100m of a town, local or neighbourhood centre. According to the Issues and Options document, any 'Supporting Larger Rural Communities - Growth of Key Villages'' options will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces also has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. The sites would also be expected to make provision of a new services and facilities, but not a new local centre. Site HEL348 falls completely and site HEL349 falls mostly within the 20% most deprived areas with regard to access to housing and services. Development at this location may therefore help to overcome barriers to these. Levels of crime and fear of crime will be influenced through more detailed design proposals. Overall, a minor positive effect is expected for both sites.
SA5: Health	++/-	++/-	Sites HEL348 and HEL349 are not within 800m of an NHS GP surgery or hospital and the sites are outside Potter's Bar and Bushey where there is currently healthcare capacity. However, the Issues and Options document states that additional healthcare provision should be provided by the development. The sites fall within 800m of a number of open spaces, sports and recreation facilities, and new open space, leisure, recreation and community facilities will also need to be provided as part of the development according to the Issues and Options document, which will have benefits for encouraging physical exercise. Furthermore, connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce

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SA Objective	HEL348	HEL349	Justification
			inequalities by improving accessibility to services and reducing reliance on the private car. The sites are not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. Furthermore, the sites are not located within 200m Hertsmere's strategic road network. Overall, a mixed significant positive and minor negative effect is likely for both sites.
SA6: Soil and Minerals	-	-	Sites HEL348 and HEL349 are greenfield sites that fall entirely on Grade 3 agricultural land. The sites also fall within a Minerals Consultation Area for sand and gravel. Overall, a minor negative effect is likely for both sites.
SA7: Historic Environment	--?	--?	Site HEL348 includes part of Shenley Conservation Area. Development would physically affect the character of the conservation area – diminishing the legibility of its historic layout and significance - and result in change to its semi-rural setting. There is likely to be a significant negative effect, with uncertainty. Site HEL349 includes part of Shenley Conservation Area. Development would physically affect the character of the conservation area – diminishing the legibility of its historic layout and significance - and result in change to its semi-rural setting. There is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	--?/+?	--?/+?	The development of approximately 100 homes at site HEL348 and 140 homes at site HEL349 could have an adverse effect on the quality of the countryside and landscape. The development of sites HEL348 and HEL349 would result in development of a large rural area on the edge of Shenley, to the south. However, any 'Supporting larger rural communities - growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Sites HEL348 and HEL349 fall within landscape character area assessment unit 21c (High Canons Valleys and Ridges, Shenley Fringe) in an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Overall, a minor positive and significant negative but uncertain effect is likely for both sites, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	+?/-?	Any 'Supporting larger rural communities - growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. Sites HEL348 and HEL349 are located within 400m of a number of bus stops. However, local highway network improvements may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the local highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely for both sites.
SA10: Biodiversity and Geodiversity	--?/+?	--?/+?	Site HEL348 contains one Ecosite (Long View Meadow) and site HEL349 contains three Ecosites (Long View Meadow, Grassland at Twin Pines and Twin Pines area, Shenley) and an area of deciduous woodland, which is a BAP Priority Habitat. Site HEL349 is also located adjacent to a Local Wildlife Site (Woodhall Spinney). These designations and BAP Priority Habitat may be lost or damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. The sites comprise greenfield land. Any 'Supporting larger rural communities - growth of key villages' option will enhance green infrastructure (including

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SA Objective	HEL348	HEL349	Justification
			parks, green spaces and other natural features), which may lead to habitat improvements and therefore benefit biodiversity. Neither site falls within a SSSI Impact Risk for the proposed type of development. A mixed significant negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	0	0	The sites are not located within a Source Protection Zone. A negligible effect is therefore likely for both sites.
SA12: Flooding	0	0	The sites do not fall within Flood Zones 2 or 3. A negligible effect is therefore likely for both sites.
SA13: Air Quality	--/+	--/+	Improvements to pedestrian/cycle connectivity and inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Although sites HEL348 and HEL349 are not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. Site HEL349 lies adjacent to the B5378, which adjoins Shenley Road AQMA in the centre of Borehamwood. A small section of site HEL348 is also adjacent to the B5378. A mixed significant negative and minor positive effect is therefore likely for both sites.
SA14: Energy Efficiency	0?	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, sites HEL348 and HEL349 are expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	--/+	--/+	The development of approximately 100 new homes at site HEL348 and 140 at site HEL349 will require the provision of new services and facilities (but not a new local centre), as well as leisure, recreation and community facilities, will help to grow and sustain the economies of larger rural communities employment opportunities. The sites are located within 800m of one sustainable transport link (bus stops) which will provide employment access opportunities throughout the Borough. The developments would include high speed broadband network improvements, which may make the area more attractive to businesses and/or increase the ability of residents to work from home, thus further broadening employment opportunities and economic growth. However, both sites are located more than 2km from existing or key employment areas which will limit easy access to employment centres. Overall, a mixed minor positive and significant negative effect is likely for both sites.

Table F.52: HEL385a – South Mimms Growth Area, Southern Plot (Strategic Site Ref. SM1)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL385a	Justification
SA1: Education	+?	Site HEL385a is within 500m of St. Giles Church of England Primary School but more than 1km from a secondary school. The primary school is located within the settlement of South Mimms, which has been identified as having primary school capacity. Therefore, a minor positive effect is expected. The effect is recorded as uncertain because it is unknown whether St. Giles Church of England Primary School has capacity itself of not.
SA2: Services	+	The site lies mostly within an area of 'medium' accessibility (score of 10.01-15.00). However, any 'Supporting larger rural communities – growth of key villages' options will make provision for a range of services including healthcare, open space, leisure, recreation and community facilities. However, this site would provide 240 homes, which would not be expected to provide a new local centre or similar. This option would also require strategic pedestrian/cycle connectivity, which is also expected to make these services easily accessible. A minor positive effect is therefore expected.
SA3: Housing Provision	+	The provision of up to 240 new homes would contribute to the level of housing in the Borough. The site is expected to deliver a policy compliant level of affordable homes. A minor positive effect is therefore likely.
SA4: Community Cohesion	+	Provision will be made for community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site HEL385a falls within the 20% most deprived areas with regard to access to housing and services. Development at this location may therefore help to overcome barriers to these. The site is further than 100m from a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals. Overall, a minor positive effect is expected.
SA5: Health	++?/--?	Site HEL385a is more than 800m from an NHS GP and hospital and is outside Potters Bar and Bushey Village where there is additional healthcare capacity than other parts of the Borough. However, as a 'Supporting larger rural communities – growth of key villages' option, this site would be expected to include additional healthcare provision. The site falls within 800m of a number of greenspaces, including allotments, religious grounds and a sport facility as well as a number of public paths and bridleways which would encourage outdoor recreation which has benefits for health. Furthermore, connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of a waste management facility. However, there are two PRoWs within the site which could be lost to development. The site is also directly adjacent to the M1 motorway which could have significant adverse effects on health in terms of traffic noise and air pollution. Overall a mixed uncertain effect is identified (significant positive and significant negative).

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SA Objective	HEL385a	Justification
SA6: Soil and Minerals	-	This site consists entirely of Grade 3 agricultural land, all of which is considered to be greenfield. The site is within a mineral safeguarding area for sand and gravel, which could potentially lead to the sterilisation of resources. A minor negative effect is identified overall.
SA7: Historic Environment	--?	This site takes in part of South Mimms Conservation Area, and could potentially change its character and special interest should it be developed. There would likely be a significant negative effect, with uncertainty.
SA8: Landscape	+?/-?	The site is within Landscape Character Area assessment unit 27a (Catherine Bourne Valley, South Mimms Fringe) in an area of low-moderate sensitivity to residential housing development/ smaller flats (low density). The development of site HEL385a would result in development of a large rural area on the south western edge of South Mimms, although the motorway forms a clear boundary for this development, reducing the rurality of the site. However, any 'Supporting larger rural communities – growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. A mixed minor positive and minor negative but uncertain effect is therefore identified, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Site HEL385a is within walking distance (400m) of a number of bus stops, although there are no other sustainable transport modes (rail or cycle routes) within walking distance. Any 'Supporting larger rural communities – growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private car. However, local highway network and wider strategic highway network improvements may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. As such, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	The site is not within any nature conservation sites, although the St Giles Church Ecosite is directly adjacent to the east. However, the development of the site would be required to provide enhancement of the green infrastructure network (including parks, green spaces and other natural features), which has the potential to provide benefits to biodiversity including new biodiversity linkages across the Borough, although the extent of this provision is currently not known. Overall, a mixed minor positive uncertain and minor negative uncertain effect is likely.
SA11: Water Quality and Quantity	-?	The site is mostly located within a Source Protection Zone, which could have an adverse effect on water sources, therefore a minor negative effect is expected. This effect is uncertain dependent upon the detailed design of the development.
SA12: Flooding	-	Between 5% and 25% of the site area falls within Flood Zone 3, leading to a minor negative effect.
SA13: Air Quality	--/+	Improvements to pedestrian/cycle connectivity and inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car, Improvements to the local highway network and wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising air pollution associated with vehicular travel. Site HEL385a is not located

SA Objective	HEL385a	Justification
		within an AQMA; however, Blanche Lane AQMA is within 200m to the south. It is considered that the development would likely generate traffic that interacts with the AQMA. Therefore, a mixed minor positive and significant negative effect is identified.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site HEL385a is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site HEL385a is within walking distance (400m) of a number of bus stops which would provide residents with access to employment opportunities throughout the Borough. However, site HEL385a is located 1000m to 2000m from an existing or key employment area and further than 500m from an existing local employment site. The site is expected to incorporate high speed broadband network improvements which is likely to help make the area more attractive to potential investors and may support flexible home working. Overall, a mixed minor positive and minor negative effect is likely.

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Table F.53: HEL385b – South Mimms Growth Area, Western Plot (Strategic Site Ref. SM2)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL385b	Justification
SA1: Education	+?	Site SM2 is not located within 1km of a secondary school but is located within 500m of one primary school (St Giles Church of England Primary School). The school is located in the settlement of South Mimms, which has been identified as having primary school capacity. Therefore, site SM2 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unknown whether the school has capacity itself or not.
SA2: Services	+	Site SM2 falls mostly within an area with low accessibility (score of 5.01 to 10.00). As the site would deliver 300 new homes it would provide new services/facilities but not a local centre. Any 'Supporting larger rural communities - growth of key villages' option will make provision for a range of services including healthcare, open space, leisure, recreation and community facilities. This option would also require strategic pedestrian/cycle connectivity, which is also expected to make these services easily accessible. A minor positive effect is therefore expected.
SA3: Housing Provision	+	The provision of 300 new homes would contribute to the level of housing in the Borough. The site is expected to deliver a policy compliant level of affordable homes. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Provision will be made for a number of community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site SM2 falls within the 20% most deprived areas in terms of access to housing and services. Development at this location may therefore help to overcome barriers to these. The site is not within 100m of a town, local or neighbourhood centre. As such, an overall minor positive effect is likely.
SA5: Health	++?/--?	Site SM2 is not within 800m of an NHS GP surgery or hospital and furthermore is not located within Potters Bar or Bushey Village. However, the site lies adjacent to a children's play area, and is within close proximity of some additional areas of open space. Furthermore, connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is expected to incorporate new healthcare provisions. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, the site is located adjacent to Hertsmere's strategic road network (M25), where high pollution levels and noise disturbance could have an adverse effect on residents of the garden village. Additionally, a PRoW runs through the site. Overall, a mixed significant positive and significant negative but uncertain effect is likely.
SA6: Soil and Minerals	-	This greenfield site falls on Grade 3 agricultural land. The site also falls within the Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.

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SA Objective	HEL385b	Justification
SA7: Historic Environment	-?	To the south of the site lies South Mimms Conservation Area, which takes in the historic core of this originally rural village. Development within the site would reduce its wider rural setting and could potentially affect the ability to understand the historic origins of the village, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site SM2 would result in development of a large rural area on the north western edge of South Mimms. The development of approximately 300 homes on this site could have an adverse effect on the quality of the countryside and landscape particularly considering its large size in comparison to the village of South Mimms. Whilst the development would be a big impact on South Mimms itself, in line with the assessment methodology the effects are considered minor, given the overall scale and existing landscape character. Any 'Supporting larger rural communities - growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Site SM2 falls within two landscape character area assessment units: 27a (Catherine Bourne Valley, South Mimms Fringe) and 27b (Catherine Bourne Valley, Catherine Bourne Valley wider landscape). As such, the site is located in an area of low-moderate sensitivity and an area of moderate sensitivity to residential housing development/ smaller flats (low density).Distinctive features identified in the Landscape Character Assessment such as Castle Lime Works Quarry, could be lost by development at this site. Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Supporting larger rural communities - growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private care. Site SM2 is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, local highway network improvements and those to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highways network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site is on undesignated greenfield and it falls within 100m of the Redwell Wood SSSI and within the IRZ for this SSSI for residential developments of 50 units or more. The SSSI may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Supporting larger rural communities – growth of key villages' option will enhance green infrastructure (including parks, green spaces and other natural features), which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	A large proportion of the site is located within Source Protection Zones 1, 2 and 3. A minor negative but uncertain effect is therefore likely.

SA Objective	HEL385b	Justification
SA12: Flooding	-	A small part of site SM2 falls within Flood Zones 2 and 3. Furthermore, the extent of new development is likely to lead to a large increase in impermeable surfaces, and therefore reduce the drainage ability of the ground. This may result in increases in surface water flooding; therefore a minor negative effect is expected.
SA13: Air Quality	--/+	Improvements to pedestrian/cycle connectivity and inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network and wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising air pollution associated with vehicular travel. Although Site SM2 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site lies adjacent to the M25, which adjoins Blanche Lane AQMA at South Mimms. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site SM2 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site SM2 is not located within 500m a local employment site or within 800m of a Town or Local Centre. The site is located between 1.0km and 2.0km of Cranborne Road existing key employment site. The site is located within 800m of one type of sustainable transport link (bus stops). Given that the site is expected to incorporate high speed broadband network improvements, it may prove more attractive to those considering investment in the area and may support flexible home working. Overall, a mixed minor positive and minor negative effect is likely.

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Table F.54: HEL385c – South Mimms Growth Area, Eastern Plot (Strategic Site Ref. SM3)

This is a 'Supporting larger rural communities – growth of key villages' option.

SA Objective	HEL385c	Justification
SA1: Education	+?	Site HEL385c is not located within 1km of a secondary school but is located within 500m of one primary school (St Giles Church of England Primary School). The school is located in the settlement of South Mimms, which has been identified as having primary school capacity. Therefore, site SM2 is likely to have a minor positive effect. The effect is recorded as uncertain because it is unknown whether the school has capacity itself or not.
SA2: Services	+	Site HEL385c falls mostly within an area with medium accessibility (score of 10.01 to 15). As the site would deliver 80 new homes there will be a requirement to provide new services/facilities but not a local centre. Any 'Supporting larger rural communities – growth of key villages' option will make provision for a range of services including healthcare, open space, leisure, recreation and community facilities. This option would also require strategic pedestrian/cycle connectivity, which is also expected to make these services easily accessible. A minor positive effect is therefore expected.
SA3: Housing Provision	+	The provision of 80 new homes would contribute to the provision of housing in the Borough. It is expected that a policy compliant level of affordable housing would be provided at the site. A minor positive effect is therefore expected.
SA4: Community Cohesion	+	Provision will be made for a number of community spaces, including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site HEL385c falls within the 20% most deprived areas in terms of access to housing and services. Development at this location may therefore help to overcome barriers to these. The site is not within 100m of a town, local or neighbourhood centre. As such, an overall minor positive effect is likely.
SA5: Health	++?/-?	Site HEL385c is not within 800m of an NHS GP surgery or hospital and furthermore is not located within Potters Bar or Bushey Village. However, the site lies adjacent to a children's play area, as well as a number of additional areas of open space. Furthermore, connectivity to the pedestrian and cycle network could encourage active travel, therefore increasing physical activity of residents. In addition, improved inter-urban bus services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is expected to incorporate new healthcare provisions. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The site is not located within 200m of Hertsmere's strategic road network. A PRoW runs through the site. Overall, a mixed significant positive and minor negative uncertain effect is likely.
SA6: Soil and Minerals	-	The site is located almost entirely on greenfield land which includes Grade 3 agricultural land. The site also falls within the Minerals Consultation Area for sand and gravel. A minor negative effect is likely overall.

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SA Objective	HEL385c	Justification
SA7: Historic Environment	-?	To the south of the site lies South Mimms Conservation Area, which takes in the historic core of this originally rural village. Development within the site could reduce its wider rural setting and could potentially affect the ability to understand the historic origins of the village, so there is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	+?/-?	The development of site HEL385c would result in development of a large rural area on the northern edge of South Mimms. Site HEL385c falls within landscape character area assessment unit 27a (Catherine Bourne Valley, South Mimms Fringe) in an area of low-moderate sensitivity to residential housing development/ smaller flats (low density). Distinctive features identified in the Landscape Character Assessment such as Castle Lime Works Quarry, could be lost by development at this site. The development of approximately 80 homes on this site could have an adverse effect on the quality of the countryside and landscape particularly considering its size in comparison to the village of South Mimms. Whilst the development would be a big impact on South Mimms itself, in line with the assessment methodology the effects are considered minor, given the overall scale and existing landscape character. However, any 'Supporting larger rural communities – growth of key villages' option must enhance the green infrastructure network including parks, green spaces and other natural features, which could enhance visual amenity. Overall, a mixed minor positive and minor negative but uncertain effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'Supporting larger rural communities - growth of key villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to inter-urban bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private care. Site HEL385c is located within 400m of a number of bus stops but is not within close proximity of a railway station or a cycle route. However, local highway network improvements and those to the wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highway network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site is on undesignated greenfield land; however it falls within the Redwell Wood SSSI IRZ for residential developments of 50 units or more. This means that one or more SSSIs may be damaged by development or may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson. Any 'Supporting larger rural communities - growth of key villages' option will enhance green infrastructure (including parks, green spaces and other natural features), which may lead to habitat improvements and therefore benefit biodiversity. A mixed significant negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	A large proportion of the site is located within Source Protection Zones 1, 2 and 3. A minor negative but uncertain effect is therefore likely.
SA12: Flooding	-	A small part of site HEL385c falls within Flood Zones 2 and 3. This may result in increases in surface water flooding; therefore a minor negative effect is expected.

SA Objective	HEL385c	Justification
SA13: Air Quality	--/+	Improvements to pedestrian/cycle connectivity and inter-urban bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car. Improvements to the local highway network and wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highways network may reduce congestion, thus minimising air pollution associated with vehicular travel. Although Site HEL385c is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The site is located on Blackhorse Lane which adjoins Blanche Lane AQMA at South Mimms. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site HEL385c is not expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site HEL385c is not located within 500m of a local employment site or within 800m of a Town or Local Centre. The site is located between 1.0km and 2.0km of Cranborne Road existing employment area. The site is located within 800m of two types of sustainable transport link (bus stops and a National cycle route). The site is to incorporate high speed broadband network improvements which may make the area more attractive to potential investors and support flexible home working. Overall, a mixed minor positive and minor negative effect is likely.

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Table F.55: Land at Coursers Road, Bowmans Cross New Settlement (Strategic Site Ref. NS1)

This is a 'New garden village' option.

SA Objective	NS1	Justification
SA1: Education	++	Site NS1 is not located within 1km of a secondary school but is within 500m of Colney Heath Junior Mixed Infant school. As the site would provide 2,400 homes over the plan period (6,000 when fully built out), there would be a requirement to make provision for at least one new education facility to serve the increased population. A significant positive effect is therefore likely.
SA2: Services	++	The site is assessed as having 'very low' accessibility (score of 0-5). However, as site NS1 would deliver 2,400 new homes over the plan period (6,000 when fully built out), it would be expected to provide a new local centre, which would provide residents with access to services and facilities. The development will also be required to provide new healthcare, education, open space, leisure, recreation and community facilities. A significant positive effect is therefore likely.
SA3: Housing Provision	++?	Site NS1 will provide 2,400 homes over the plan period (6,000 when fully built out), which will contribute significantly to the provision of housing in the Borough, including affordable homes. Furthermore, this scale of development is expected to provide a mix of housing. However, development of a new village is likely to have a longer lead-in time and will need infrastructure to be in place before residents can relocate to the area. As such, housing might not be able to be provided through this option until later in the plan period, leading to some uncertainty. Overall, significant positive effects with uncertainty are considered likely.
SA4: Community Cohesion	++	According to the Issues and Options document, any 'new garden village' options will make provision for community spaces including open space, leisure and sports facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. As site NS1 would deliver 2,400 more new homes over the plan period (6,000 when fully built out), it would be expected to provide a new local centre. Site NS1 is mostly within one of the 20% most deprived area in terms of access to housing and services. Development at this location may help to overcome barriers to these. The site is not located within 100m of a town, local or neighbourhood centre. Whilst levels of crime and fear of crime will be influenced through more detailed design proposals, which are unknown at this stage, planning a new village provides greater opportunities to design out crime. As such, an overall significant positive effect is likely.
SA5: Health	++?/--?	Site NS1 is not located within an NHS GP surgery or hospital, or within Potters Bar or Bushey. Site NS1 would provide up to 2,400 new homes over the plan period (6,000 when fully built out), which would be expected to provide new healthcare provision. The site is within 800m of a number of open spaces, including public parks, playing fields, religious grounds and recreational facilities which could encourage physical exercise. There are some PRoWs within the site and also within 400m of the site. The site would be required to make provision for new open space, leisure and sports facilities according to the Issues and Options document. This is likely to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, new pedestrian and cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In

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SA Objective	NS1	Justification
		addition, improved public transport services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. There are two anaerobic digestion facilities within the site, however there are no other waste management facilities within 250m. The site is adjacent to the M25 along its south-western edge and within 200m of the A1081 which could potentially have adverse effects on health in terms of air pollution and noise. Overall, a mixed uncertain effect is identified (significant positive and significant negative).
SA6: Soil and Minerals	--	This site is mostly on greenfield land. It falls on mostly Grade 3 agricultural land although more than 25% is on Grade 2 agricultural land, whilst a smaller proportion of the site falls on non-agricultural land and urban land. The site also falls within a Minerals Consultation Area for sand and gravel. However, around half of the site has already been used for minerals extraction. Despite this, development of the site could prevent minerals extraction from taking place in surrounding areas. A significant adverse effect is likely overall.
SA7: Historic Environment	--?	The site contains one listed building, and two others nearby (one of which is Grade I listed). All of these would be highly susceptible to physical and setting change, so there is likely to be a significant negative effect, with uncertainty.
SA8: Landscape	--?/+?	The development of around 2,400 homes over the plan period (6,000 when fully built out) through a new garden village would have significant effects on the landscape, due to the scale of such development in a predominantly rural area. The development of site NS1 would result in development of a large, rural area outside existing settlement boundaries and there is a risk of coalescence with London Colney. However, any 'New garden village' option will make provision for the enhancement of the green infrastructure network including parks, green spaces and other natural features, which may help to ensure the new village is an attractive settlement. Site NS1 falls within three character area assessment units: 19b (Vale of St Albans, Vale of St Albans wider landscape), 20c (Shenley Ridge, Shenley Ridge wider landscape) and 28a (North Mymms Park and Redwell Woods, North Mymms Park and Redwell Woods wider landscape). As such, this site is located in an area of moderate sensitivity and an area of high sensitivity to new settlements. Distinctive features identified in the Landscape Character Assessment, such as the setting of the grain silo at Redwell Farm, could be adversely affected by development at this site. Overall, a mixed uncertain significant negative and minor positive effect is likely, as effects depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Any 'New garden village' option will provide new pedestrian/cycle routes, as well as the provision of bus routes with possible guided busways to connect with other town centres. This is expected to minimise dependence on the private car and greenhouse gas emissions. Additionally, high speed broadband network improvements may increase the ability of residents to work from home, reducing the number of journeys they make by car. Site NS1 is located within 400m of a number of bus stops. Furthermore, development of a garden village would include a new office/high tech business park, therefore providing employment opportunities, minimising the need to travel for work. However, the development of up to 2,400 homes over the plan period (6,000 when fully built out) is expected to significantly increase the number of cars on the road overall, despite availability of more sustainable transport modes, and therefore may increase congestion and associated greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. As such, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	--?/+?	The site contains Redwell Wood SSSI, six Local Wildlife Sites, four Ecosites, two areas of Ancient Woodland (Cobs Ash/Cangsley Grove and Redwell/Hawkshead Woods) and BAP Priority Habitats, including deciduous woodland and good quality semi-improved grassland. It is also located adjacent to a number of additional habitats and designated sites. These habitats and designations may be directly lost to or damaged by development or

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SA Objective	NS1	Justification
		may be degraded through an increase in urban edge effects, including predation of species by cats and dogs, trampling and arson, although it is assumed that the SSSI will be safeguarded due to its status. However, any 'New garden village' option is required to enhance the green infrastructure network, which may lead to habitat improvements and therefore benefit biodiversity. However, due to the scale of development, it is considered unlikely that any effects on biodiversity can be avoided. A mixed significant negative and minor positive effect is therefore likely. This effect is uncertain as it depends on the exact location and detailed design proposals of development.
SA11: Water Quality and Quantity	-?	Approximately half of the site falls within a Source Protection Zone. A minor negative but uncertain effect is therefore likely.
SA12: Flooding	-	The site does not fall within Flood Zones 2 or 3. However, the extent of new development is likely to lead to a large increase in impermeable surfaces, particularly through the loss of greenfield land, and therefore reduce the drainage ability of the ground. This may result in increases in surface water flooding; therefore, a minor negative effect is expected.
SA13: Air Quality	--/+	Provision will be made for pedestrian and cycle routes in any 'New garden village' option, as well as bus routes with possible guided busways to connect with other town centres. This is likely to reduce dependence on the private car, therefore minimising local air pollution. Furthermore, high speed broadband network improvements may increase the ability of residents to work from home, reducing the number of journeys they make by car, therefore minimising local air pollution. Additionally, development of a garden village would include a new office/high tech business park, therefore providing employment opportunities, minimising the need to out-commute for work. However, the development of up to 2,400 new homes over the plan period (6,000 when fully built out) is expected to significantly increase the number of cars on the road overall, despite availability of more sustainable transport modes, and therefore may increase congestion and associated air pollution. This may have adverse effects on local air quality. Although site NS1 is not located within an AQMA, it is still likely to generate traffic that uses an AQMA route as its primary access. The south western edge of the site is bordered by the M25, which adjoins Blanche Lane AQMA at South Mimms. A mixed significant negative and minor positive effect is therefore likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site NS1 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++	Development of a garden village would include new employment provision. The garden village would also be required to provide a new local centre with shops, services, leisure and community facilities, which may also provide some employment opportunities. The garden village would include high speed broadband network improvements, which may make the area more attractive to businesses and/or increase the ability of residents to work from home, thus further broadening employment opportunities and economic growth. Site NS1 is located within 800m of one sustainable transport link (bus stops) which will provide access to employment opportunities throughout the Borough. Overall, a significant positive effect is likely.

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Table F.56: HEL343 – Fields South of Letchmore Heath (Strategic Site Ref. H3)

This is a 'Meeting the needs of other villages' option.

SA Objective	HEL343	Justification
SA1: Education	++/--	Site H3 is not located within 1km of a secondary school or 500m of a primary school. As the site is expected to provide 500 new homes a new education facility would be delivered. Therefore, a mixed significant positive and significant negative effect is expected.
SA2: Services	++/--	The site is assessed as having 'very low' accessibility (score of 0-5). However, any 'Meeting the Needs of Other Villages' option is expected to provide some new services and facilities, including healthcare, open space, leisure, recreation and community facilities. Given that the site would provide 500 new homes, a new local centre and new education facilities would also be delivered. Strategic pedestrian/cycle connectivity and improvements to bus services and local highway network improvements are expected to make these services more easily accessible. Therefore, a mixed significant positive and significant negative effect is likely.
SA3: Housing Provision	++	The provision of 500 new homes would contribute to the level of housing in the Borough. The site is expected to provide a policy compliant level of affordable housing. A significant positive effect is therefore likely.
SA4: Community Cohesion	+	According to the Issues and Options document, any 'meeting the needs of other villages' option will make provision for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site H3 falls within the 20% most deprived areas with regard to access to housing and services. The site is not located within 100m of a town, local or neighbourhood centre. Levels of crime and fear of crime will be influenced through more detailed design proposals. Overall, a minor positive effect is expected.
SA5: Health	++/-	Site H3 is located over 800m from a GP surgery and hospital, and also falls outside of Potters Bar and Bushey Village where there is additional healthcare capacity to accommodate new residents. The site is located within 800m of school playing fields and other areas of open space including allotments and religious grounds. Development would also be expected to make provision for open space, leisure and recreation facilities. This is likely to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, strategic pedestrian/cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improved public transport services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. Overall, a mixed significant positive and minor negative effect is likely.

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SA Objective	HEL343	Justification
SA6: Soil and Minerals	-	This site is entirely within Grade 3 agricultural land, all of which is greenfield land. The site is partly within a mineral safeguarding area for sand and gravel, which could potentially lead to the sterilisation of resources. A minor negative effect is identified overall.
SA7: Historic Environment	-?	The site includes a very small area of Letchmore Heath Conservation Area. Development will diminish the rural setting of the conservation area and in turn affect its character and special interest. There is likely to be a minor negative effect, with uncertainty.
SA8: Landscape	--?/+?	The site is within Landscape Character Area assessment unit 22d (Borehamwood Plateau, Borehamwood Plateau wider landscape), in an area of moderate-high sensitivity to residential housing development/ smaller flats (low density). Development of this type would be required to enhance the green infrastructure network (including parks, green spaces and other natural features) which could contribute towards visual amenity, although the extent of this provision is currently unknown. Therefore, a mixed significant negative and minor positive effect is likely. It is recorded as uncertain because the actual effect will depend on the exact size, location and design of development.
SA9: Greenhouse Gas Emissions	+?/-?	Site H3 is within walking distance (400m) of two bus stops, although there are no other sustainable transport modes within walking distance. Any 'Meeting the Needs of Other Villages' option will include strategic pedestrian/cycle connectivity, as well as improvements to bus services. This is expected to encourage people to use more sustainable modes of transport, therefore minimising greenhouse gas emissions by reducing dependence on the private. However, local highway network improvements and wider strategic highway network improvements may make driving a more attractive mode of travel, thus encouraging more people to travel by car. Despite this, increased efficiency of the highway network may reduce congestion, thus minimising greenhouse gas emissions. Further to this, it is noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Overall, a mixed minor positive and minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	+?/-?	A small part of this site lies within a Local Wildlife Site which could be partially lost to development. In addition, A very small part of the site (less than 25%) lies within Sanitorium Wood Ecosite. However, the development of the site would be required to provide enhancement of the green infrastructure network (including parks, green spaces and other natural features), which has the potential to provide benefits to biodiversity including new biodiversity linkages across the Borough, although the extent of this provision is currently not known. Overall, a mixed minor positive uncertain and minor negative uncertain effect is likely.
SA11: Water Quality and Quantity	-?	The site is partly located within a Source Protection Zone which could have an adverse effect on water sources therefore a minor negative effect is identified. The effect is recorded as uncertain dependent upon the detailed design of the development.
SA12: Flooding	0	Site H3 does not fall within Flood Zones 2 or 3. A negligible effect is recorded.
SA13: Air Quality	+/-	Pedestrian/cycle connectivity and improved bus services are expected to encourage people to use more sustainable modes of transport, therefore reducing greenhouse gas emissions by minimising dependence on the private car. Improvements to the local and wider strategic highway network may make driving a more attractive mode of travel, thus encouraging more people to travel by car, although increased efficiency of the highway network may

SA Objective	HEL343	Justification
		reduce congestion, thus minimising air pollution associated with vehicular travel. This site is not located within an AQMA and is unlikely to generate traffic that uses an AQMA route as its primary access. Therefore, a mixed minor positive and minor negative effect is expected.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site H3 is not expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	+/-	Site H3 is within 800m of a number of bus stops which would provide residents with access to employment opportunities throughout the Borough. In addition, this development site would provide a new local centre which could support some employment opportunities and would include high speed broadband network improvements, which may make the area more attractive to businesses and may increase opportunities for residents to work from home, further broadening employment opportunities and economic growth. Site H3 is, however, located more than 1,000m (but less than 2,000m) from an existing or key employment and further than 500m from an existing local employment site which may limit the potential for local employment opportunities. Overall, a mixed minor positive and minor negative effect is likely.

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Table F.57: HEL392 – Elstree Way Corridor (Strategic Site Ref. BE5)

This is a 'Redeveloped urban brownfield site' option.

SA Objective	HEL392	Justification
SA1: Education	++	Site BE5 is located within 1km of three secondary schools (Hertswood Academy, EUTC and Yavneh College) and within 500m of three primary schools (St Teresa's Catholic Primary School, Yavneh Primary School and Monksmead School). Additionally, as this site would deliver 685 new homes, it would be expected to make provision for additional education facilities. As such, a significant positive effect is expected.
SA2: Services	++	The site is assessed as having 'high' accessibility (score 20-25). However, as site BE5 would deliver up to 685 new homes it would be expected to provide a new local centre and new education facilities. As a 'redeveloped urban brownfield' site, development would also be expected to provide additional healthcare provision, open space, leisure, recreation and community facilities. These are likely to be easily accessible due to proposed improvements to pedestrian/cycle connectivity, bus services and local and wider strategic highway networks. A significant positive effect is therefore likely.
SA3: Housing Provision	++	The provision of up to 685 new homes would contribute significantly to the provision of housing in the Borough, including affordable homes. A significant positive effect is therefore likely.
SA4: Community Cohesion	++	The site is located within 100m of Borehamwood Town Centre and, due to its size, would be expected to provide a new local centre. As this is a 'Redevelopment urban brownfield site', provision will be made for community spaces including open space, leisure, recreation and community facilities. The provision of these spaces has the potential to increase social interaction between residents, which could help improve community cohesion at the same time as reducing anti-social behaviour. Site BE5 does not fall within the 20% most deprived areas with regard to access to housing and services and employment. Levels of crime and fear of crime will be influenced through more detailed design proposals. Overall, a significant positive effect is expected.
SA5: Health	++/--	Site BE5 is located within 800m of two NHS GP surgeries, and within 800m of school playing fields and other areas of open space including allotments and religious grounds. The site is located outside of Potters Bar and Bushey village where there is additional healthcare capacity to accommodate new residents. Any redeveloped urban brownfield sites will make provision for additional healthcare provision, as well as leisure and recreation facilities. This is likely to have a significant positive effect on people's health by improving access to these facilities and local capacity. Furthermore, improvements to pedestrian and cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improved public transport services may reduce inequalities by improving accessibility to services and reducing reliance on the private car. The site is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, the A5135 runs through the site, where high pollution levels and noise disturbance could have an adverse effect on residents. Overall, a mixed significant positive and a significant negative effect is likely.

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SA Objective	HEL392	Justification
SA6: Soil and Minerals	+?	The redevelopment of this brownfield site will reduce the loss of greenfield land and agricultural land, with positive effects against this objective. Overall, a minor positive effect is likely. The effect is recorded as uncertain because the site is located on brownfield land and is therefore unlikely to ever be subject to minerals extraction.
SA7: Historic Environment	0?	Designated Assets There are no statutorily designated assets within the site or within the wider area that appear to be susceptible to setting change. Non-designated Assets There are a number of locally listed buildings within the vicinity of the site. These include: White House, Power House (Elstree TV & Film Studios), Fairbanks Building (BBC TV Elstree), Studios C & D (BBC TV Elstree), 4 Elstree Way, 5 Elstree Way, Offices/dressing rooms (BBC TV Elstree), 213 Shenley Road, St Theresa Catholic Church, 291 Shenley Road, St Theresa Catholic Hall, All Saints Church and a war memorial on Shenley Road. However, it is unlikely that redevelopment of this brownfield site would meaningfully affect their setting. There is intervening built development between these assets and the site, which in any case is not related to their setting and heritage significance. Most are separated from the site by intervening development and only three - Power House (Elstree TV & Film Studios), 213 Shenley Road, and St Theresa Catholic Church - lie in close proximity with potential intervisibility to the site. Despite this, they do not appear to have a relationship with the proposed allocation site that would be changed by development and affect their heritage significance. Given this, it is unlikely that redevelopment of this brownfield site would meaningfully affect the setting of any of the nearby local listed buildings. There are no Sites of Archaeological Interest within the site. Nor does Heritage Gateway record any heritage assets within the site. However, there is always the risk of unknown archaeological remains being encountered within a site.
SA8: Landscape	+?/-?	Site BE5 falls within the urban area of Borehamwood and was therefore not appraised in the 'Landscape Sensitivity to Residential and Employment Development in Hertsmere' report. The development of site BE5 will increase the housing density of this central location, which could have an adverse effect on the quality of the townscape, although redevelopment of the area could improve the townscape. However, the redevelopment of this site is likely to have a positive effect on the countryside and landscape by reducing the extent to which open rural land needs to be built on, which may contribute to reducing the risk of settlement coalescence. Furthermore, the redevelopment of this site may regenerate degraded land. A mixed minor positive and minor negative uncertain effect is therefore likely.
SA9: Greenhouse Gas Emissions	++/-	Any redeveloped urban brownfield site will make improvements to pedestrian/cycle connectivity, as well as bus services within and between towns. Due to the urban location of this site, development is expected to significantly minimise greenhouse gas emissions, at the same time as reducing dependence on the private car. Additionally, high speed broadband network improvements may increase the ability of residents to work from home, reducing the number of journeys they make by car. Indeed, site BE5 is located within 1km of a railway station and within 400m of a number of bus stops. Furthermore, the redevelopment of an urban brownfield site would deliver additional industrial and commercial development, therefore providing employment opportunities. However, the development of around 685 homes is expected to increase the number of cars on the road overall, despite availability of more sustainable transport modes, and therefore may increase congestion and associated greenhouse gas emissions. As such, a mixed significant positive and minor negative effect is likely.

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SA Objective	HEL392	Justification
SA10: Biodiversity and Geodiversity	+?/-?	An Ecosite (Maxwell Hillside Park) is located immediately adjacent to the southern edge of the site. However, any redeveloped urban brownfield site is required to enhance green infrastructure within new developments (including parks, green spaces and other natural features). Overall, a mixed minor positive and minor negative but uncertain effect is likely. Th effect is uncertain due to the sole presence of an Ecosite.
SA11: Water Quality and Quantity	0	The site is not located within a Source Protection Zone. Overall, a negligible effect is likely.
SA12: Flooding	0	Site BE5 does not fall within Flood Zones 2 and 3. The redevelopment of brownfield sites is not likely to result in significant increases in surface water flooding. This is because brownfield sites already contain some form of development (or have done in the past). A negligible effect is recorded.
SA13: Air Quality	--/+	Improvements will be made to pedestrian/cycle connectivity, as well as bus services within and between towns. Provision will also be made for electric charging points, as set out in the Issues and Options document. This is expected to help minimise emissions of air pollutants associated with traffic, by reducing dependence on the private car. Furthermore, high speed broadband network improvements may increase the ability of residents to work from home, reducing the number of journeys they make by car. However, the development of around 685 new homes is expected to increase the number of cars on the road despite availability of more sustainable transport modes and the development of the site is expected to be supported by improvements to the wider strategic highway network. The development of the site as to incorporate substantial improvements to the strategic road network may reduce the potential for modal shift and increase congestion and associated air pollution. This may have adverse effects on local air quality. Although site BE5 is not located within an AQMA, it is located next to Shenley Road AQMA. Therefore, a mixed significant negative and minor positive effect is likely.
SA14: Energy Efficiency	0?	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. However, it can be noted that strategic sites may have potential to incorporate renewable energy production and energy efficiency measures, but whether these will be incorporated into development is uncertain. Therefore, site BE5 is expected to have a negligible but uncertain effect on this SA objective.
SA15: Economy	++?/-?	The allocation of housing, industrial and commercial development will provide for a vital and viable town centre, due to an increase in the number of people living within proximity to Borehamwood Town Centre and associated increase in spending. In addition, this development site would include high speed broadband network improvements, which may make the area more attractive to businesses and may increase opportunities for residents to work from home, thus further broadening employment opportunities and economic growth. Furthermore, site BE5 is located within 800m of one sustainable transport link (bus stops) and is located adjacent to the existing Elstree Way employment site. The redevelopment of some parts of the site may, however, result in the loss or relocation of existing small businesses. Overall, a mixed significant positive and uncertain minor negative effect is likely.

Appendix G

Historic Environment Appraisals

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Table G.1: Historic environment site appraisals

Site	Historic Environment Appraisal
Other Radlett	
HEL222: Cobden Hill	HEL222 is located within the South Radlett CA and immediately adjacent to two rows of terraced cottages that are locally listed (5-21 Cobden Hill). There is the potential for adverse change to the CA's character and the heritage significance of the cottages as a result of development. The HHER records no archaeological assets within the site. However, some potential for archaeological heritage assets is possible given that the site lies so close to Roman Watling and the Roman site within the CA.
HEL214: Land South of Theobold Street	HEL214 is located east of South Radlett Conservation Area (CA), which includes Christ Church, a Grade II listed building, and a number of locally listed buildings along Cob Hill. The CA's special interest lies primarily in the character of the early 20th century development it encapsulates and the transition it represented between open land and the urban centre of Radlett. The site is separated from the CA and the listed church by the railway, which is tree lined, meaning they are unlikely to experience meaningful setting change as the railway edge is tree lined which will act to limiting the perceptibility of development at the site. The Hertfordshire Historic Environment Record (HHER) records the site being within a wider Historic Landscape Characterisation area which is defined by pre-18th century co-axial enclosures. The enclosures may be related to the nearby Tykes Water which passes immediately to the south of the site, suggesting a potential for alluvial deposits and their associated geoarchaeological/ paleoenvironmental remains. Human activity has been recorded in and around Radlett since prehistory. There is an important Roman archaeological site on Loom Lane (EHT4054) to the west in the CA, and Cobden Hill is part of Watling Street, a Roman Road.
HEL220: Porters Park Golf Club	HEL220 is located at the site of the Shenley Golf Course centre, which was originally within Shenley Park (MHT16051); which is recorded in the HHER as a former post-medieval landscape park and garden that has since been part developed as a golf course and for housing. To the east the core of the former park has been designated a conservation area. HEL220 consists of recent buildings and a carpark, as such further development is unlikely to meaningfully change the park itself or the way in which its surviving elements are perceived and appreciated. This means it is also unlikely to meaningfully change the setting of the conservation area. The HHER records no archaeological assets within the site, and as it is developed any unknown remains would have been disturbed.
Other Shenley	
HEL196: Land adjacent to Wilton End Cottage	Site HEL196 is located immediately west of Shenley Conservation Area 3 in undeveloped land. The CAs special interest lies in recognisable traces of the original hamlet of Shenley and its rural setting, as well as part of the original footprint of Porters Park (MHT16051), a post-medieval park and garden. The site is located in very close proximity to the CA so its setting is likely to be affected, although this may be somewhat buffered by the existing presence of Radlett Lane. Porters Park includes two locally listed cottages on the opposite side of Radlett Road. The CA Appraisal identifies the view from Radlett Lane, past the estate cottages to Porters Park as being of particular importance, and could be impacted by development on the site. An archaeological evaluation 150m to the east of the site (EHT4557) found no archaeological heritage assets of interest, which suggests limited archaeological potential.
HEL390: Land adjacent to 52 Harris Lane	Site HEL390 is just east of Shenley Conservation Area 2. The CAs special interest to the east of Shenley lies in the recognisable traces of it as a hamlet, within a rural setting. There is a nearby locally listed building, Arden Cottage, Development of the site would alter to some extent the cottage's setting and the rural character of the area. The HHER does not record any designated or non-designated assets within the site, though Grade II listed Shenley Hill farm house and Grade II listed Shenley Hill farmhouse barn are located north of the site. The presence of Mimms Lane and existing buildings between the site and the listed

Site	Historic Environment Appraisal
	buildings would form a buffer between them, limiting any change to their setting. There are also two locally listed buildings to the south-west of the site, however the residences along Anderson Road and Harris Lane would form intermediate development between them and the site, limiting the perceptibility of any new development. The HHER records no archaeological assets within the site, but unknown remains could survive.
HEL508: Land at 26 Woodhall Lane	HEL508 is located directly west of the Shenley Conservation Area 1. The CAs special interest is the historic centre of Shenley, and it includes both listed and locally listed buildings. The closest are two GII listed thatched cottages (1103517 and 1103518). The hedgerows and trees along Woodhall Lane would obscure views to and from the site to the cottages, so there would be a minimal change to their setting. The HHER records no archaeological assets within the site, but it does record a World War II anti-tank ditch (MHT10234) and WWII pillbox (MHT6605) to the south of the site There is no clear indication of archaeological potential for the site but there is always the risk of unknown remains being present within it.
Other Potters Bar Greenfield	
HEL375: Manor Road	HEL375 is located to the west of modern residential development on Manor Road, and south of Darkes Lane West Potters Bar Conservation Area, which contains several locally listed buildings. The special interest of the CA is characterised by surviving post-1914 defined as being the site of two former medieval manor houses. Between development. Between the site and the CA are a bank of trees and a golf course, which will likely limit any effect on setting. The HHER does not record any designated or non-designated assets within the site. The site is close to Potter's Bar brook, and does contain a small ditch or channel, so there may be potential for geoarchaeological/ paleoenvironmental remains. Any unknown remains within the site would be adversely affected by development.
HEL162: Land South of Barnet Road	The HHER records HEL162 as being partly within the footprint of Geoffrey de Mandeville's medieval to post-medieval semi-private hunting ground (MHT30757), though this was disparked in 1777. There is no clear indication of archaeological potential for the site but there is always the risk of unknown remains being present within it.
Other Potters Bar PDL	
HEL318: Former Sunny Bank Primary School	Site HEL318 is located within the grounds of the Park Education Support Centre, with two buildings, a car park and one residential building within its footprint. It is directly east of the Royds Estate Potters Bar Conservation Area. Its special character is defined by the estate's inter-war housing style. There is a bank of trees and hedgerow at the site boundary which would screen the site from the CA to some extent. Presence of development at the site would not affect the character of the CA nor alter the way in which that character is perceived. The HHER records no archaeological assets within the site. The existing buildings and development on the site will have disturbed any archaeological heritage assets present, but there may still be risk of unknown remains outside of these.
Other Rural	
HEL357: Oxhey Lane	Site 357 is located on Watford Heath in undeveloped land. It is located 300m south of Grade II listed Haydon Hill and the associated Grade II listed garden wall. Given the topography of the area, the site is likely to be in view of the building and any development is likely to cause perceptible change to the setting of the group of assets which may adversely affect their significance. Another listed building, the Grade II listed Front Lodge to Oxhey Grange, is 330m south of the site and is not meaningfully perceptible from it due to intervening development on Oxhey Lane. The HHER records the location of 19th century clay brickworks to the south of the site (MHT12734). An historic landfill site was also located immediately to the south of the site and its creation is likely to have disturbed any archaeological

Site	Historic Environment Appraisal
	heritage assets within its footprint. Part of Oxhey Brook runs through the site, which may also indicate potential for alluvial deposits. Development within the site would have an adverse effect on any post-medieval archaeological heritage assets associated with the brickworks.
HEL369: Well End Lodge	Site 369 is located on the western side of Well End Road. It contains the locally listed building Well End Lodge, the setting of which would be directly changed by development within the site. The site is also opposite the Grade II listed building Wheatsheaf Farm House, though this is screened from the site by a bank of trees. The HHER indicates possible evidence of a post-medieval road or hedge bank to the south of the site. Though there is no strong indication of archaeological potential in this area, unknown archaeological heritage assets could survive outside the footprint of the existing Lodge and associated outbuildings. If present, they would be adversely affected by any development.
Other Bushey Greenfield	
HEL211: Land on the north side of Little Bushey Lane	Site HEL211 is located in undeveloped land on the northern side of Little Bushey Lane. There is a locally listed building, Purcell School, which is located 150m south-west of the site. Though there are banks of trees and a road screening the sites, it is possible that there could be a minor change to the asset's setting if development occurred on the site. The HHER does not record any designated or non-designated assets within the site, though it was used for historic landfill, which may mean there is limited archaeological survival due to truncation associated with the landfill's creation.
HEL215: Land West of Rossway Drive	Site 215 is located in mostly undeveloped land on the northern side of Little Bushey Lane. There is a Grade II listed building, Tylers Farm House, which is located 80m north of the site. Given the proximity of the site any development within it would change the setting of the Farm House. The HHER does not record any designated or non-designated assets within the site, though there is still the risk that unknown archaeological heritage assets survive outside of the footprint of the existing storage containers and vehicular access.
HEL337c: Land East of Farm Way (Site 1)	Site 337c is also located within the same residential estate as site 337a, in undeveloped land. The HHER does not record any designated or non-designated assets within the site, though there is still the risk that unknown archaeological heritage assets survive.
Other Bushey PDL	
HEL175: Hartsbourne Country Club	Site HEL175 contains three locally listed buildings; Hartsbourne Country Club and associated staff accommodation. Any development within the site would constitute a considerable change to the setting of these assets. The setting of two locally listed buildings on Prowse Avenue would likely also be changed. HHER does not record any designated or non-designated assets within the site. The south-western half of the site is occupied by the existing Country Club facilities, including a car park, swimming pool and part of the associated golf course. The rest of the site is taken up by trees and vehicular access, which indicates there is likely to be limited archaeological survival within the site.
HEL235: Bushey Hall Garage	Site HEL235 is Bushey Hall Garage, on the northern side of Bushey Hall Drive. On the opposite side of the road is a locally listed 18th century wall, likely one of the remaining features of an 18th century house that preceded Bushey Hall. It could be argued that the existing garage site, if redeveloped, would not meaningfully change the experience of the wall's setting. HHER does not record any designated or non-designated assets within the site, and as it has already been subject to modern development, there is likely to be low archaeological potential.

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Site	Historic Environment Appraisal
HEL337b: Land East of Farm Way (Site 2)	Site 337b is also located within the same residential estate as site 337a and 337c, in undeveloped land. The HHER does not record any designated or non-designated assets within the site, though there is still the risk that unknown archaeological heritage assets survive.
Elstree Village	
HEL212: Land off Watford Road	Site 212 is located within Elstree, to the north of Watford Road. Its eastern extent is within Elstree Conservation Area, so any development would change the setting of the CA. The Special Interest of the CA is defined by its historic character, with the main north-south road dating back to the Roman period. The CA contains several Grade II listed buildings which are in close proximity to the site along the High Street. The setting of no. 12 High Street, 40m to the east of the site, would be the most altered. The site is also within an Area of Archaeological Significance as defined by HBC, which relates to the historic centre of Elstree and the path of Roman Watling Street (MHT14339) The HHER does not record any designated or non-designated assets within the site, however an evaluation immediately to the east of it at 15-17 High Street (EHT4277) recorded Roman tile and a possible kiln. This suggests there is archaeological potential for similar heritage assets within the site.
HEL171: Land North of Centennial Park	There are no designated or non-designated assets within or, immediate to site HEL171. Elstree Conservation Area lies to the east of the site and within it a Grade II listed building – Hill House. Neither of these assets should have their setting perceptibly changed by development within the site due to intervening buildings, trees and topography. The locally listed Edgwarebury House and farm buildings lie near to the site but development of it should not alter their setting. The locally listed Aldenham Dam lies 700m to the north and development within the site would likely only have a minor adverse change to its setting. The site does not contain any Sites of Archaeological Interest. The HHER does not record any designated or non-designated assets within the site, however possible Late Bronze Age worked flints were found during fieldwalking (EHT4787) 200m north of the site. This indicates limited potential for similar remains to be found within the site.
HEL602: Land North West of Elstree	Site 602 is located within Elstree, to the west of the High Street. The entire eastern half of the site is within the Grade II listed 19th century Aldenham House Registered Park and Garden, so development would have a direct impact on the asset and change its visual and historic relationship with Elstree High Street. Its eastern extent is within Elstree Conservation Area, so any development would change the setting of the CA. The Special Interest of the CA is defined by its historic character, with the main north-south road dating back to the Roman period. The CA contains several Grade II listed buildings which are in close proximity to the site along the High Street. The setting of Grade II* listed Holly Bush Public House, which is 20m south-east of the site, would be the most altered. The site is also within an Area of Archaeological Significance as defined by HBC, which relates to the historic centre of Elstree and the path of Roman Watling Street (MHT14339). The HHER records a geophysical survey having been conducted within the site (EHT4323) which identified a potential Roman clay pit (MHT15013). The HHER also records the location of a Roman tile and pottery kiln and the southern extent of the site (MHT157) as confirmed by trial trenching. This suggests there is archaeological potential for buried heritage assets within the site. If developed in association with HEL212 to the south there is the potential for cumulative effects to Elstree Conservation Area as a result of setting change.
Large Urban Extensions	

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Site	Historic Environment Appraisal
HEL177: Dove Lane	Site HEL177 is located within undeveloped land between the M25 and residential development on Powis Court and Dove Lane. There is a locally listed building 310m north of the site, which is Potters Bar Baptist Church. The asset is not likely to be perceptible from the site due to intervening residential development so there is unlikely to be any change to its setting. The HHER records the site as being within the footprint of Enfield Chase, Geoffrey de Mandeville's semi-public hunting ground which was disparked in 1777. It is possible that archaeological heritage assets associated with the park could be found within the site, though the construction of the M25 may have truncated any remains within the southern extent of the site.
HEL218: Organ Hall Farm	Site HEL218 is located to the east of Theobalds Street, within undeveloped land. It is directly south of three locally listed cottages on Organ Hall Road, thus any development within the site would change their setting, especially as it includes part of Tykes Water which runs to the west of the cottages. The site is also bounded to the west by a railway line. The HHER records assets associated with this, including a 19th century railway bridge (MHT5933). The site of 19th century Organ Hill Farm lies to the south of the site. There is potential for archaeological heritage assets relating to the earlier farm to survive within the site which could be completely removed by development.
HEL336: Hart's Farm	Site HEL336 is located in mostly undeveloped land between Little Bushey Lane and the M1. The southern third of the site is taken up by a stables. It is 220m south-east of Grade II listed Tylers Farm House. Although there is intervening development between the site and the asset in the form of a residential estate, development could change its setting. Grade II listed Lodge to Hillfield Castle is located 450m to the north-east of the site and is screened from it by the M1, so its setting is unlikely to be changed. The HHER records that the existing Hart's Farm potentially has 16th century origins (MHT17845). Development within the site could completely remove archaeological heritage assets associated with the farmhouse.
HEL358: Land South of Shenley Road	Site HEL358 is undeveloped land to the north of Newberries Primary School. It is located between two conservation areas. Radlett South Conservation Area, 480m west of the site, has its Special Character defined by elements of naturalistic landscape and views of greenbelt to the east, so development of the site is likely to change this. Shenley Conservation area is located 560m to the north and its Special Character is defined by its rural setting. Though there is intervening modern development in the form of a golf course, development within it could change its setting. Locally listed Buckfield Theobald Street is located 100m south of the site. Its setting would likely be changed by development within the site. The HHER does not record any designated or non-designated assets within the site, however it does locate a former 19th century house and ornamental garden (MHT11180) on Newberries Avenue to the west of the site. There may be potential for unknown archaeological heritage assets to survive within the site and be removed by development.
HEL360: Land South of Radlett Lane	Site HEL360 is located in undeveloped land to the south of Radlett Lane and 10m away from Shenley Conservation Area. This part of the CA's Special Interest is defined by its relationship with the surrounding countryside, so development within the site would change this setting. The Grade II listed Gardens Cottage and Kitchens Garden Wall are located directly opposite the site and their settings would also be changed. The CA also has a further cluster of locally listed buildings around the Cottage and to the north of it. The HHER records a WWII anti-tank ditch (MHT10234) passing through the southern extent of the site on a north-west by south-east alignment. Associated with this is a WWII pillbox (MHT6613) immediately to the west of the site. The setting of these assets could be changed by the development, and there may be potential for further associated archaeological heritage assets.
HEL367: Land West of Watling Street I&O	Site HEL367 is located to the west of Watling Street in open ploughed field, immediately to the south of Radlett South Conservation Area. The CAs Special Interest is defined as having a naturalistic landscape, and wooded dells to the south of it. Any development within the site would have an adverse effect on the rural character of Cobdenhill Dell, and an adverse effect on the CA. There are two Grade II listed buildings within 500m of the site;29A Loom Lane to the north and a

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Site	Historic Environment Appraisal
	barn to the south. It is likely that development of the site would change their setting. Within the CA, and opposite the site on Watling Street, are two locally listed buildings, 65 Chantry Lane and Cobden Hill Farm. The setting of these buildings would also be affected. The HHER records undated cropmarks of ditches and pits within the site (MHT18026). Roman Watling Street (MHT1339) runs immediately to the east of the site so there is potential for Roman heritage assets to be present within it. An excavation 80m north of the site (EHT4054) found late Neolithic and Bronze Age remains as well as a large quantity of Roman pottery. There is moderate to high potential for archaeological heritage assets within the site.
HEL370R: Land West of Shenley I&O	There are no designated or non-designated assets within site HEL370R. However, to the south it is immediately adjacent to Shenley Conservation area which takes in the historic core of the hamlet and Shenley Park, a former country estate. Although encroached upon by modern development these assets have a wider rural setting that is important to the legibility of their function and history. Development of the site will change this setting and be visible from the conservation area. The conservation area contains two Grade II listed buildings that are in close proximity to the site – The Mansion and the Gardens Cottage and Kitchen Garden Wall. These assets are historically and functionally related to the non-designated Porters Park, and formed part of the estate therein. Development of the site would further diminish the legibility of the estate and its key buildings, by separating it entirely from the remaining land holdings of the former estate. To the north, there is a Grade II listed building – Wild Farm. The function and historic interest of this asset is legible as a result of its rural setting, which would be altered by development of the site as a result of limiting its legibility within the wider landscape. The Grade II barn associated with it, may also be susceptible to setting change. If developed in association with HEL360 to the south there is the potential for cumulative effects on the Grade II listed Farmhouse at Wild Farm, which would be divorced from its rural setting. Within 500m of the site there are a number of locally listed buildings in the conservation area to the south of the site. All of these buildings appear to relate to the former Porter Estate and will have their legibility further reduced by development of the site. The HHER indicates that the southern boundary of the site is formed by the extant remains of part of the western section of the World War II anti-tank ditch that ran through Hertfordshire as part of the Outer London Defence Ring (MHT10234). It cannot be assumed that development will not physically change this asset. In addition, it is susceptible to setting change as it has pillboxes located along its length at every change of direction. Two of these are located close to the site boundary and may have their functional (including intervisibility between pillboxes), historical, relationship altered by development. Cumulative effects are likely if developed in association with HEL360, as this would result in the loss of the whole of Site of Archaeological Interest near Wild Farm.
Elstree Way	
HEL217: Manor Place	Site HEL217 is occupied by a warehouse and accompanying car park. There are two locally listed buildings immediately 280m to the north of the site, 4 & 5 Elstree Way. Development of the site is unlikely to change the setting of these buildings due to intervening modern developments between them. The HHER does not record any designated or non-designated assets within the site. There is likely to be limited archaeological potential within the site due to the extent of modern development.
Woodcock Hill	
HEL197a: Land North of Barnet Lane (Site 1)	Site HEL197a is located within undeveloped land to the east of Hartfield Avenue. The HHER does not record any designated or non-designated assets within the site. The HHER records an 1870s wall box (MHT5223) 130m west of the site. Development within the site would not change its function and the nature of its urban setting . Overall, there is no clear evidence for the site to have any archaeological potential, but there is still the risk that unknown archaeological heritage assets could be recovered.

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Site	Historic Environment Appraisal
HEL197b: Land North of Barnet Lane (Site 2)	Site HEL197b is located within undeveloped land to the east of Hartfield Avenue. The HHER does not record any designated or non-designated assets within the site, however the site is 30m south to of a former 19th century brickworks (MHT5891) that was demolished in 1916, so there is potential for buried heritage assets associated with this to survive within the site. The HHER also records an 1870s wall box (MHT5223) 200m west of the site. Development within the site would not change its function and the nature of its urban setting . The site is bounded to the east by the path of the Elstree Rail Tunnel, which has likely truncated and/or disturbed any surviving archaeological heritage assets on the eastern side of the site. Overall, there is no clear evidence for the site to have any archaeological potential, but there is still the risk that unknown heritage assets could be recovered. If HEL197a and HEL197b were both developed, this would likely have a cumulative change on the rural character of the local area.
Other Borehamwood	
HEL152: Lyndhurst Farm (whole site)	Site HEL152 consists of undeveloped land. There is a Grade II listed building, Lyndhurst, 320m north of the site. There is enough distance and tree cover between the site and the building that development within it is unlikely to be perceptible from or in combination with the asset. The same can be said of a Grade II listed thatched cottage 670m to the east of the site. The site of Villa Scalabrini (MHT31319), now a nursing home 200m to the north of the site, has possible medieval origins. Development of the site could change its setting. The HHER does not record any designated or non-designated assets within the site, however it does record the presence of grass marks (MHT18035) to the west, which potentially indicate the earlier presence of medieval ditches. It is possible that further agricultural features could survive within the site.
HEL152: Lyndhurst Farm (smaller site)	Site HEL152 consists of undeveloped land. There is a Grade II listed building, Lyndhurst, 430m north of the site. There is enough distance and tree cover between the site and the building that development within it is unlikely to be perceptible from or in combination with the asset. The same can be said of a Grade II listed thatched cottage 670m to the east of the site. The site of Villa Scalabrini (MHT31319), now a nursing home 200m to the north of the site, has possible medieval origins. Development of the site could change its setting. The HHER does not record any designated or non-designated assets within the site, however it does record the presence of grass marks (MHT18035) to the west, which potentially indicate the earlier presence of medieval ditches. It is possible that further agricultural features could survive within the site.
HEL506: South of Allum Lane (adjacent to HEL341)	Site HEL506 is located within a wooded area which surrounds Elstree Recycling Centre. It is 355m west of Elstree Conservation Area, which has a cluster of locally listed buildings along Elstree Hill North. The CAs Special Interest is defined as it being an historic English village. Development within the site has the potential to change the setting of the CA, though it is partly screened from it by an existing cemetery. Two Grade II listed buildings are located to the north of the site on the northern side of Allum Lane; a barn and byre at Nicoll Farm and the farm itself. The barn is closer to the site and is likely to have its rural setting changed by the development. There is a Grade II* listed building, the Holly Bush Public House, which is 560m south-west of the site and unlikely to have its setting changed by the development. Other listed buildings within the historic centre of Elstree are also unlikely to have their settings changed. The HHER does not record any designated or non-designated assets within the site, but just outside the site boundary and within the footprint of the recycling centre car park it records the former location of the post-medieval house and grounds of Palmers (MHT13586). There are likely to be buried heritage assets relating to this residence within the site. The HHER has also recorded the findspot of a prehistoric flint implement immediately to the north of the site and a Roman tile to the west (MHT13585).

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Site	Historic Environment Appraisal
HEL601: Green Street, Borehamwood	The site is located in undeveloped land on the north-eastern side of Green Street. The site does not contain any designated or non-designated assets. Grade II listed Lyndhurst country house is located 520m north-west of the site. The asset is unlikely to experience setting change due to the intervening road which is lined by a thick hedgerow. The HHER records a possible medieval manorial site (MHT6224) 420m north-west of the site. This is also unlikely to experience setting change due to the intervening road and hedgerow cover. The HHER also records Villa Scarabini (MHT31319) 200m north of the site. This is a former medieval farmstead that was gentrified in the 19th century. The asset is unlikely to experience significant setting change due to the site being a small parcel of land between two existing buildings, so its agricultural setting would not be meaningfully changed. Well Cottage, immediately to the north of the site, has a sign above its front door as seen from Google Streetview which suggest it dates to 1867. It is not included in the local list or the HHER record but is considered a non-designated heritage asset. The cottage would experience a change to its peri-urban setting, but this would not affect its architectural or historical value. There is potential for unknown buried heritage assets to survive within the site, especially as it is not currently developed.
Other Borehamwood PDL	
HEL388: The Point, Borehamwood	Site HEL388 is occupied by a cinema and a gym in central Borehamwood. A locally listed church is located 25m to the north. The church is already surrounded by modern structures so development within the site is unlikely to cause any meaningful change to its setting. There are also three locally listed buildings on Mildred Avenue to the south that are unlikely to have their setting changed by development within the site. The HHER does not record any assets within the site, however it does locate possible Roman or Medieval remains 100m to the north-west. Modern development within the site may have truncated away any archaeological heritage assets, however there is still the risk that deeper cut features could survive.
Urban Greenspace	
HEL239: Elstree Road (The Paddock)	Site HEL239 is in undeveloped land to the north of Elstree Road. The site is opposite the Grade II listed Reveley Lodge and associated buildings. The Lodge overlooks the site, which slopes down to the north. Development within the site would perceptibly change the setting of the designated asset. The Grade II listed Coach House and Stables on Elstree Road also overlooks the site and would likely have its setting changed by development, as would Grade II listed Rosary Priory School to the north-east. There is also a row of locally listed buildings to the south of the site which are also likely to have their setting changed. The HHER does not record any assets within the site, or nearby. Lack of development within the site means that there could be potential for the survival of unknown archaeological heritage assets.
HEL371: Old Haberdashers Sports Ground	Site HEL371 is located within the Old Haberdashers Sports Ground. There is a cluster of Grade II listed buildings to the south-east of the site, including a stable, granary, barn and farmhouse. These buildings are sufficiently screened from the sports ground by modern development that their setting is unlikely to be changed by its development. HHER does not record any designated or non-designated assets within the site, or nearby. However, the site's proximity to the historic centre of Borehamwood means that there is still potential for unknown archaeological heritage assets to survive.

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Site	Historic Environment Appraisal
South Mimms (more than 100 dwellings)	
HEL228b: St Albans Road, South Mimms (incl. SM3)	Site HEL228b is located within undeveloped agricultural land to the south of Blackhorse Lane. It is located 60m south-west of a Grade II listed building, the Black Horse Public House, and 50m south-west of a locally listed Town Farmhouse. Change to the site would have limited perceptibility from these assets due to intervening modern development on the southern side of Blackhorse Lane, so their settings would only be subject to limited change. The same is true of a locally listed Old Police Station and Arlingham House further south on Black Horse Lane. Despite being further away, Grade II listed White Hart Public House is on higher ground so development within the site would be perceptible from it and would change its setting. The site is also 170m north-west of the South Mimms Conservation Area, and would be perceptible from it, thus its setting would be affected by development within it. The HHER does not record any designated or non-designated assets within the site, but it does locate the site of a WWII Caltrop anti-tank obstacle (MHT10552) and a WWII anti-tank ditch (MHT10234) adjacent to the site on the southern side of Cecil Road. It is possible that there could be buried heritage assets within the site dating to this period.
HEL321: Land Formerly Part of Earl and Cross Keys Farm (south site)	Site HEL321 is located within undeveloped agricultural land to the east of St Albans Road. Its north-eastern extent is located within South Mimms Conservation Area and would significantly change its setting. The CA contains clusters of listed and locally listed buildings in central South Mimms. Relevant to the site is the GI listed Church of St Giles 100m west of the site, its associated Grade II listed wall, Grade II listed Cavendish Bentwick Mausoleum and Grade II monument to Sir John Austen. Despite the intervening road, St Giles and its churchyard overlooks the site and its setting would be changed by development within it. The locally listed buildings at Parish Room Blanche Lane would also be subjected to setting change, as would locally listed residences on St Giles' Avenue which back on to the site. The HHER does not record any designated or non-designated assets within the site, but it does record the result of an evaluation to the east of South Mimms (EHT8101). This investigation encountered post-medieval drainage gullies and field boundaries, so there is potential for similar buried heritage assets to be found within the site.
HEL173: Greyhound Lane	Site HEL173 is located within undeveloped land and is entirely within and makes up a substantial portion of South Mimms Conservation Area. The CA does not have an existing appraisal, but development within the site would constitute a major adverse change to its character and setting. The site is also in close proximity to several Grade II listed buildings and locally listed buildings. This includes Grade II listed Cedar House. There is a bank of trees between the site and the asset which would limit perceptible change. The same cannot be said of Grade II listed White House which has less tree cover screening it from the site, so development within the site would reduce its rural setting. To the west of the site, the cluster of locally listed buildings on St Giles' Avenue would also have their rural setting changed. The HHER does not list any designated or non-designated assets within the site, although it is immediately to the east of an Area of Archaeological Significance as defined by the Local Authority.
South Mimms (less than 100 dwellings)	
HEL228a: St Albans Road, South Mimms (incl. in SM3)	Site HEL228a is located immediately to the south of site HEL228b, in undeveloped land. It is located 60m south-west of a Grade II listed building, the Black Horse Public House, and 85m south-west of a locally listed Town Farmhouse. Change to the site would have limited perceptibility from these assets due to intervening modern development on the southern side of Blackhorse Lane, so their settings would only be subject to limited change. The same is true of a locally listed Old Police Station and Arlingham House further south on Black Horse Lane. Despite being further away, Grade II listed White Hart Public House is on higher ground so development within the site would be perceptible from it and would change its setting. The site is also 55m north-west of the South Mimms Conservation Area, and would be perceptible from it, thus its setting would be affected by development within it. The HHER does not record any designated or non-designated assets

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Site	Historic Environment Appraisal
	within the site, but it does locate the site of a WWII Caltrop anti-tank obstacle (MHT10552) and a WWII anti-tank ditch (MHT10234) adjacent to the site on the southern side of Cecil Road. It is possible that there could be buried heritage assets within the site dating to this period. There is also part of Catharine Bourne stream running across the northern boundary of the site, which could indicate the presence of alluvial deposits. If both sites HEL228a and 228b were developed, this would represent a greater cumulative setting change for the assets listed above.
HEL254: Land to the Rear of Altus, 4 Blanche Lane (west and east)	Site HEL254 is located in undeveloped land to the west of Blanche Lane. Its eastern boundary is within South Mimms Conservation Area, therefore development within it would change the character and setting of the CA. The CA contains several listed and locally listed buildings within the core of South Mimms. This includes three locally listed buildings on Blanche Lane which overlook the site, and would have their rural setting reduced by development within it. To the south of the site, Grade II listed Mymsmead would also have its semi-rural setting changed by development within the site. Grade II listed buildings cedar House and White House would be screened from the site by intervening development. The HHER does not record any designated or non-designated assets within the site, however the site's proximity to central South Mimms suggests that there may be potential for unknown buried heritage assets within it.
HEL255: Land to the Rear of Altus, 4 Blanche Lane (west and east)	Site HEL255 is located immediately west of site HEL254, in mostly undeveloped land with an outbuilding and pond. The site's southern extent borders onto the South Mimms Conservation Area, thus it would change its setting. Locally listed buildings on the western side of Blanche Lane would likely experience a perceptible setting change should development occur within the site. To the south of the site, Grade II listed Mymsmead would also have its semi-rural setting changed by development within the site. The site is located 200m east of Ridge Conservation Area, however intervening modern development in the form of the M25 is likely to limit any change to its setting. The HHER does not record any designated or non-designated assets within the site, however the site's proximity to central South Mimms suggests that there may be potential for unknown buried heritage assets within it. If both HEL254 and HEL255 were developed, the cumulative change to setting of the assets listed above would be greater.
HEL320: Land Formerly Part of Earl and Cross Keys Farm (north site)	Site HEL320 is located in undeveloped agricultural land to the north of Cecil Road. Its south-western corner is partly situated within South Mimms Conservation Area, so it would change the CA's setting. Within the CA and 70m south-west of the site is GI listed Church of St Giles, its associated Grade II listed wall and Grade II listed monument to John Austen. A bank of trees at the eastern end of the churchyard screens it to some extent from the site, so perceptibility of change would be limited. The HHER does not identify any designated or non-designated heritage assets within the site, however given the proximity of the site to the centre of South Mimms there could be unknown buried heritage assets present.
HEL205: Land at Town Farm (incl. in SM2)	Site HEL205 is located within partly developed and partly undeveloped land to the north of Blackhorse Lane. It contains a locally listed building, Town Farm House, which would have its setting changed by any development. Immediately outside of the site boundary is the Grade II listed building The Black Horse Public House, which would also have its setting changed. Other locally listed buildings further to the south of Blackhorse Lane would not experience any perceptible change to their setting due to intervening developments. The HHER does not record any archaeological heritage assets within the site. The existing presence of storage buildings within it may have removed some buried heritage assets, but there could still be limited potential for survival. If both sites HEL205 and HEL385A were developed, the cumulative change to the relevant assets' settings would be greater.
Bushey Heath	

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Site	Historic Environment Appraisal
HEL510: Melbury Stables	Site HEL510 is located within a residential area on a parcel of land between Caldecote Lane and Elstree Road. There is a locally listed building, Caldecote Cottage, 30m north of the site, and a Grade II listed building 80m north of the site at Caldecote. Both of these assets would not experience perceptible setting change as a result of the development of the site due to the presence of intervening trees and modern development. The HHER does not record any designated or non-designated assets within the site. Outside of the existing building footprints there could be limited potential for buried heritage assets.
HEL386: Gravel allotments, Heathbourne Road	Site HEL386 is located in undeveloped land to the east of Heathbourne Road. The site is 700m north-east of Bushey Heath Conservation Area, which is unlikely to have its setting changed due to intervening development and trees which would limit perceptibility. Locally listed buildings further south on Heathbourne Road, including Three Valleys Water Reservoir and Pumping Station, would also have limited perceptibility of change within the site due to intervening developments and banks of trees along the road. The HHER does not record any designated or non-designated assets within the site, however there could still be limited potential for unknown buried heritage assets to be found within the site.
HEL505: Greenacres	Site HEL505 is located further south on the western side of Heathbourne Road within land occupied by a residential buildings and garden. The site is 470m north-east of Bushey Heath Conservation Area, which is unlikely to have its setting changed due to intervening development and trees which would limit perceptibility. The locally listed Three Valleys Water Reservoir and Pumping Station is 30m west of the site. Despite its proximity, a tall and dense bank of conifers would limit perceptibility of development within the site and it is unlikely that the Pumping Station's setting would change. The HHER does not record any designated or non-designated assets within the site, however there is a locally listed building 30m east of the site on the opposite side of Heathbourne Road. Due to the intervening presence of the road and tree cover, development within the site would likely only result in a minor change to the asset's setting. There could be limited potential for unknown buried heritage assets.
HEL502: Birchville Cottage	Site HEL502 is located on the site of a residential building and garden to the west of Heathbourne Road. It is located 325m of Bushey Heath Conservation Area, which is unlikely to have its setting changed due to intervening development and trees which would limit perceptibility. The Grade II listed building County End is also sufficiently screened from the site by intervening development and trees that its setting is unlikely to be changed. The HHER does not record any designated or non-designated assets within the site, however it is possible that unknown buried heritage assets could survive outside of the footprint of the existing residence.
Aldenham Parish Villages	
HEL199: Land at Church Lane	Site HEL199 is located within undeveloped land to the south of Aldenham, and at the south-western corner of Aldenham CA. The CA does not currently have an appraisal which defines its Special Interest. The village has Saxon origins and several listed and locally listed buildings. Development of the site would change the setting of the CA. the closest locally listed buildings are on the opposite side of Church Lane, No. 2 Dairy Cottages and Aldenham Golf and Country Club. As these buildings are situated on the edge of the village, the site forms part of their rural setting and development within it would change that. Intervening development between the GI listed Church of St John the Baptist at the centre of the village means that there would be limited change to its setting if the site were developed. The HHER does not record any designated or non-designated assets within the site, however the OS six inch map of 1883 indicates the presence of earlier farm buildings on the site, so there is potential for post-medieval buried heritage assets.
HEL179: Hilfield Lane	Site HEL179 is located on the south-eastern outskirts of Patchetts Green, in undeveloped land. The entirety of the site is within Patchetts Green & Delrow Conservation Area, which does not currently have an appraisal, and development within it would change the setting of the CA. On the opposite side of Hilfield Lane

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Site	Historic Environment Appraisal
	is the Grade II listed Delrow House. Development within the site would reduce its setting within undeveloped land that previously would have formed part of its estate. The site also borders on land associated with the Grade II listed Patchetts, which would also have its setting changed by development within the site. There is also a locally listed WWII pillbox on the opposite side of Hillfield Lane, but the site does not form part of its setting. The HHER does not record any designated or non-designated assets within the site. An evaluation immediately to the west of the site (EHT8155) encountered a large amount of modern disturbance associated with the construction of the M1 motorway. This means there may be modern disturbance in the southern half of the site, but limited potential for unknown buried heritage assets in the northern half.
HEL219: Pegmire Lane (South)	Site HEL219 is located in Patchetts Green in the north of Patchetts Green Conservation Area, on mostly undeveloped land. Development within the site would change the setting of the CA. The site is also close to another Conservation Area, Round Bush Conservation Area, although there is enough intervening development and tree cover that change within it would not be perceptible from the CA. Grade II listed Three Compasses Public House would have limited perceptibility of change within the site due to intervening development and tree cover. The HHER does not record any designated or non-designated assets within the site, however there could be limited potential for unknown buried heritage assets.
HEL345: Aldenham Glebe	Site HEL345 is located entirely within Round Bush Conservation Area, and currently partly occupied by a garden centre. Further development within the site would change the CA. There are six locally listed buildings along the eastern side of Round Bush Lane which would have their setting changed by development within the site. The same can be said of locally listed buildings on the western side of Round Bush Lane and on the northern side of Radlett Road. The Grade II listed Corner Cottage will not experience any perceptible setting change due to intervening tree cover and development. The HHER does not record any designated or non-designated assets within the site, however there may still be limited potential for unknown buried heritage assets. The site is 15m south of the extent of the grounds associated with the 18th century Edge Grove (MHT11755), so there could be buried assets relating to this.
HEL509: Little Simpsons, Letchmore	Site HEL509 is located in undeveloped land on the western side of Common Lane. The entirety of the site is within Letchmore Heath Conservation Area. The CA does not currently have an appraisal which defines its Special Interest, but the setting of the CA would be changed by development within it. There are tight clusters of listed and locally listed buildings along Back Lane and Grange Lane which could also have their settings changed. In particular, Grade II listed The Fortress, has gardens which back onto the site, so its setting would likely be changed by development. Grade II listed Apple Tree Cottage on back Lane, however, would likely not experience any perceptible setting change due to the screening provided by trees along Common Lane. The HHER does not record any designated or non-designated assets within the site, however a piece of Roman pottery was found 200m east of the site which could indicate the potential for other residual Roman heritage assets.
HEL180: Kemprow, between White House and Adelaide Lodge	Site HEL180 is located in undeveloped land between Radlett Road and Kemprow. The HHER records the northern tip of the site as being the approximate location of a medieval gallows (MHT16331) which dates to the 13th century. A locally listed building, Gardeners Cottage, is not likely to have its setting changed by development within the site due to intervening topography, tree cover and development. The same is true of the cluster of Grade II listed buildings 280m to the north of the site. There is no obvious indication of archaeological potential within the site, however the HHER recording of the medieval gallows within the site and the location of a medieval homestead moat (MHT711) to the east of the site does suggest there could be limited potential for buried heritage assets from this period.

Site	Historic Environment Appraisal
HEL252: Pegmire Lane (North)	Site HEL252 is located in Patchetts Green in the north of Patchetts Green Conservation Area, on mostly undeveloped land. Development within the site could change the setting of the CA. The site is also close to another Conservation Area, Round Bush Conservation Area, although there is enough intervening development and tree cover that change within it would not be perceptible from the CA. Grade II listed Three Compasses Public House would have limited perceptibility of change within the site due to intervening development and tree cover. The HHER does not record any designated or non-designated assets within the site, however there could be limited potential for unknown buried heritage assets.
HEL343b: Fields south of Letchmore Heath (smaller site)	Designated Assets The site includes a very small area of Letchmore Heath Conservation Area, which otherwise lies immediately to the north of the site. Development may diminish the rural setting of the conservation area and in turn affect its character and special interest. Potential for setting change to listed buildings within the conservation area is limited, the possible exception being the Grade II listed Bhaktivedanta Manor, which lies adjacent to the site. Non-designated Assets There are a number of locally listed buildings within 500m of the site but none are likely to have their heritage significance adversely affected via their setting. The HER records a findspots for a Roman tile within the site, therefore there is potential for further archaeological finds.
Safeguarded Sites	
HEL231: Starveacres	Site HEL231 is located within a large private residence and grounds to the north of Watford Road in Radlett. It is located 250m west of Radlett North Conservation Area. The Special Interest of the CA is defined as largely residential development which grew from estate land of an agricultural and wooded nature. Change within the site in unlikely to be perceptible from the CA due to intervening trees and development. This is also true of listed and locally listed buildings along Watling Street. The only exception to this is Grade II listed Darnells Barn on the corner of Park Road and Aldenham Road which may experience some minor setting change as the result of development within the site. The HHER does not record any designated or non-designated heritage assets within the site, however its proximity to Roman Watling Street (MHT14339) suggests there is potential for Roman heritage assets within the site.
Car Parks	
HEL216: Land West of Potters Bar Station	Site HEL216 is a car park located to the north-west of Darkes Lane. It is 10m north-east of Grade II listed Wyllots Manor, which has its origins in the 16th century but has been subject to numerous alterations and is now a restaurant. Despite the proximity of the site, modern development within it would not change the setting of the Manor as it is already surrounded by a modern housing estate. This is also the case for the locally listed St Vincents Church 120m to the south. The HHER does not record any designated or non-designated assets within the site, but an evaluation 75m south of the site on Wyllots Close did find Late Iron Age and Roman pottery, which suggests similar buried heritage assets could be found within the site. The existing car park will likely have truncated away any shallow remains.
HEL404: Barnet Road Car Park/Clayton Centre	Site HEL404 is a car park to the east of Barnet Road. The HHER records that the eastern half of the site is within the footprint of Enfield Chase, Geoffrey de Mandeville's semi-public hunting ground which was disparked in 1777. Locally listed 23-25 Barent Road would likely have its setting changed by development

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Site	Historic Environment Appraisal
	within the site. Though Intervening development would mostly screen the Grade II listed Lion Public House from the site, limiting any perceptible setting change. It is possible that there could be unknown buried heritage assets within the site below the level of the existing car park tarmac.
HEL403: Newberries Car Park	Site HEL403 is located in a car park surrounded by trees to the east of Watling Street. It is in close proximity to both Radlett North and Radlett South Conservation Area. The Special Interest of Radlett North is defined as commercial development along Watling Street. The Special Interest of Radlett South is described as having elements of naturalistic landscape. Although the site is not within either CA, development within it could change the nature of Watling Street's setting. The site is also opposite three locally listed buildings on Watling Street; Radlett Sorting Office, Radlett & Bushey Reform Synagogue and the Village Institute. The high street setting of these buildings would be changed by works within the site. The HHER records the location of a pre-1867 bridge over Tykes Water (MHT13094) within the site. The presence of this stream running through the site indicates the potential for alluvial deposits. The construction of the car park and nearby railway line may have truncated shallow buried heritage assets.
HEL274	
HEL274: Edgwarebury House Farm, Elstree Village	<u>Designated Assets</u> The site takes in part of Elstree Conservation Area, which otherwise lies immediately north of the site. Development within the site would potentially affect the character and special interest of the conservation area. Within 500m of the site, there are several listed buildings in the conservation area, of which, one is listed Grade II* and the others are all Grade II. With the exception of Hill House, the setting of these assets is unlikely to be susceptible to change and Hill House's is unlikely to be meaningfully affected by development within the site. To the west of the site is the Grade II* listed, The Leys, associated with which are five grade II listed buildings – a garden structure, coach house and tower, entrance gates, lodge and entrance gate piers and gates. The house could be affected by loss of its rural setting, which contributes to its legibility as a country house. There are another three Grade II listed buildings to the southwest of the site – Brockley Grange, Brockley Hill Farmhouse and its associated barn. In terms of setting change, none of these assets should be affected meaningfully. A scheduled monument – Brockley Hill Romano-British pottery and settlement – lies near these assets. It should not be affected by development within the site. <u>Non-designated Assets</u> There are a number of locally listed buildings within the conservation area to the north of the site. Those closest to the site include Edgeware Bury House and farm buildings, St Marys Croft, Summerfield House and five residential villas along Summer Grove. Development within the site would change the rural setting of the farm house but the other assets are unlikely to experience meaningful setting change. There are further locally listed buildings to the east of the site, including the Edgewarebury Hotel, the Lodge and Penniwells. Development within the site would result in setting change to the hotel, a former country house.

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Site	Historic Environment Appraisal
	There are no Sites of Archaeological Interest within the site and Heritage Gateway records only two assets within the site. These include the site of a post-medieval wall (12799) and a linear grassmark (18029) interpreted as a post-medieval track or boundary. These, and any unknown assets within the site, would be highly susceptible to physical change. However, in the wider area there are two Sites of Archaeological Interest to the north of the site and Elstree. Also, Elstree lies along the Roman Road – Watling Street and evidence of Roman activity is known in the vicinity. The village has medieval origins, attested archeologically. This highlights a potential for unknown archaeological remains.
Employment Sites	
HEL387b: Rowley Lane (Safeguarded Site) (strategic site ref. EMP3)	<u>Designated Assets</u> There are no designated assets within or, immediate to the site. Two grade II listed buildings – a barn and Nelson Cottage – lie to the north of the site. Neither should experience meaningful setting change as a result of development within the site. <u>Non-designated Assets</u> To the west of the site there are two locally listed buildings – 4 and 5 Elstree Way. Development within the site would not affect the setting of either of these assets. There are no Sites of Archaeological Interest within the site and Heritage Gateway records no assets. However, there is always the potential for unknown remains to be present within the site.
HEL238: Land adjacent to Elstree Road, A41 and Dagger Lane (strategic site ref. EMP4)	<u>Designated Assets</u> There are no designated assets within or, immediate to the site. There is a Grade II listed building – Caldecote – to the west of the site; it should not be affected by development within the site. <u>Non-designated Assets</u> There is a single locally listed building – Caldecote Cottage – to the west of the site. Its setting should not be sensitive to change as a result of development within the site. There are no Sites of Archaeological Interest within the site and Heritage Gateway records no assets within it. However, there is always the risk of unknown archaeological remains being present.
Additional Employment Site Options: M1 Corridor	

Site	Historic Environment Appraisal
HEL802: Land between A41 and M1	There are no designated assets within the site. There are also Grade II listed buildings to the south and west of the site. Due To intervening vegetation/ development the setting of these assets should not be affected by its development. To the east of the site, along Hillfield Lane, there is a Grade II listed lodge sited within an 18th century non-designated park belonging to the Grade II* Hillfield Castle, which, along with its Grade II listed Gatehouse, lies just beyond the study area. Due to extensive intervening vegetation, much of which is designed to shield A41, development within the site is unlikely to be visible from these designated assets (nor the non-designated park, which is now much altered) and is otherwise unlikely to affect their setting in a way that affects their heritage significance. Development within the site may be intervisible with the Grade II listed Rosary Priory High School. As a large country house this asset's rural setting is important to its legibility and development may affect this although only to a limited extent. There are no non-designated assets within the site or in close proximity which would be likely to experience setting change. There are no locally listed buildings within or near the site that are susceptible to setting change. The site is undeveloped and as such there is the is the potential for hitherto unrecorded heritage assets within the site.
HEL803: Hillfield Farm	There are no designated assets within the site. A locally listed post-medieval barn (ref: 1346908), is located within the site and forms part of Hillfield Farm, the heritage significance of which is unknown. The barn would be highly susceptible to physical change and setting change as a result of development. To the south-east of the site there is a Grade II listed lodge sited within an 18th century non-designated park belonging to the Grade II* Hillfield Castle, which, along with its Grade II listed Gatehouse, lies just beyond the study area. Due to intervening vegetation, new development within the site is unlikely to be visible from these designated assets (nor the non-designated park, which is now much altered) at least at ground level and the potential for setting change that affects their heritage significance is low. Patchetts Green & Delcrow Conservation Area is located to the north of the site and Letchmore Heath Conservation Area is located to the north west, but these are unlikely to experience setting change due to intervening development and vegetation. A Grade II listed building – Tyler's Farm stands to the south-west of the site. This is also unlikely to experience setting change due to intervening vegetation which is designed to shield the A41. There are no other non-designated assets recorded within the site, or in close proximity which would be susceptible to change as a result of development. There is the potential for previously unrecorded heritage assets within the site.
HEL811: Land to the west of Gullimore Farm	There are no designated or non-designated assets within the site.

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Site	Historic Environment Appraisal
	Patchetts Green & Delcrow Conservation Area is located to the northeast of the site, and contains at least ten Grade II listed buildings. Neither the conservation area or listed buildings are likely to experience setting change due to intervening development and vegetation. To the east of the site there is a Grade II listed lodge sited within an 18th century non-designated park belonging to the Grade II* Hillfield Castle, which, along with its Grade II listed Gatehouse, lies just beyond the study area. Due to existing intervening development, new development within the site is unlikely to be visible from these designated assets (nor the non-designated park, which is now much altered) and is otherwise unlikely to affect their setting in a way that affects their heritage significance. The HHER records the site of the 19th century Bushey Grange and its remnant parkland (MHT30217) and the former designed landscape of Bushey Hall – now a golf course – (MHT13067) to the west of the site; these assets are unlikely to experience setting change due to intervening development. There is the potential for previously unrecorded heritage assets within the site.
HEL816: Former Mercure Hotel	There are no designated or non-designated assets within the site. Patchetts Green & Delcrow Conservation Area is located to the north of the site, and contains at least ten Grade II listed buildings, but these are unlikely to experience setting change due to intervening development and vegetation. There is a cluster of four Grade II listed building some distance to the west of the site including the International University (NHLE ref: 1173362); these are unlikely to experience setting change due to intervening vegetation, development, and topography. The HHER records the site of Burnt Farm (a post-medieval farmstead demolished in the 20th Century) and Bushey Grange (MHT30217 – an early 19th century country estate) to the west of the site. The site of Burnt Farm (MHT30215 – a post-medieval farmstead demolished in the 20th Century) and the 19th century Bushey Grange (MHT30217 – an early 19th century country estate) are located to the west of the site. These assets would experience setting change as a result of development, but development is unlikely to affect their heritage significance based on their historic and architectural value and intervening development and vegetation. There is the potential for previously unrecorded heritage assets within the site.
HEL821: Land to the West of Hillfield Land	Site HEL821 is located on the south-eastern outskirts of Patchetts Green, in undeveloped land. The entirety of the site is within Patchetts Green & Delrow Conservation Area, which does not currently have an appraisal, and development within it would change the character and appearance of the CA, as well as its historic linear form. On the opposite side of Hilfield Lane is the Grade II listed Delrow House [1103571]. Development within the site would reduce its setting within undeveloped land that previously would have formed part of its estate. The site also borders on land associated with the Grade II listed Patchetts, which would also have its setting changed by development within the site. The HHER does not record any non-designated assets within the site.

Site	Historic Environment Appraisal
	There is also a locally listed WWII pillbox on the opposite side of Hillfield Lane; its sightlines and what is protecting is unclear so it may have a relationship with the site that is affected by its development. An evaluation immediately to the west of the site (EHT8155) encountered a large amount of modern disturbance associated with the construction of the M1 motorway. This means there may be modern disturbance in the southern half of the site, but some potential for unrecorded heritage assets in the northern half.
Additional Employment Site Options: Bushey	
HEL807: Bushey Hall Golf Club	There are no designated assets recorded within the site. Patchetts Green & Delcrow Conservation Area is located to the north of the site, and contains at least ten Grade II listed buildings but neither the conservation area or the listed buildings are likely to experience setting change, due to intervening development and vegetation. The site overlies the central two-thirds of the projected footprint of Bushey Hall golf course and grounds (MHT13067), a former designed landscape. Development would have a direct physical impact on any historic design features in this area, as well as any underlying archaeological remains relating to the former parkland. However the existing golf course is likely to have already truncated any archaeological remains. The HHER records the site of an icehouse within the site; development could have a direct physical impact on any surviving remains of the ice house and would negatively affect its historical and functional relationship to the designed landscape. There are several locally listed buildings clustered to the east of the site, but these are unlikely to experience setting change as a result of the development of the site, due to intervening vegetation. There is the potential for previously unrecorded heritage assets within the site.
Additional Employment Site Options: West of Borehamwood	
HEL804: Home Farm	The site contains the Grade II listed Home Farm House [1103644], which is also locally listed. This asset – a model farmhouse functionally and historically associated with the grade II* Aldenham House – would experience direct physical and setting change as a result of development, especially as the site is mainly taken up by the listed building and associated buildings. The site is also within the Aldenham House registered park and garden [1000902] which could experience direct physical change as a result of development. The HHER records the site of an earlier farm within the site (MHT11807) and also indicates that Romano-British pottery has been found almost immediately west of the site (MHT931) and to the south (MHT790), where medieval pottery has also been found. The path of a post-medieval road is also recorded 70mwest of the site (MHT16659). There may be some potential for unrecorded Roman, medieval and post-medieval remains to survive within the site.
HEL805: Slades Farm	There are no designated assets within the site, but Grade II listed Slades Farm (which is also locally listed) is located 25m west of it would likely experience setting change as a result of development. The site is directly north of the Aldenham House registered park and garden; development could result in setting change.

Site	Historic Environment Appraisal
	There are no non-designated assets recorded in the site, but the HHER records the path of a post-medieval road to the west of the site (MHT31518) and a scheduled medieval moat lies nearby. This suggests that there may be some potential for previously unrecorded archaeological remains.
Additional Employment Site Options: East of Borehamwood	
HEL809: Land to the East of Sunnyside Cottage	There are no designated or non-designated assets within the site. There is a Grade II listed 17th century barn and a Grade II listed cottage to the north of the site. However, development of the site is not likely to significantly affect the historic understanding and value of the assets within their rural setting. There is a locally registered park 900m to the east of the site, Dyrham Park, which has 17th century origins and is now used as a golf course. It is unlikely that the park has a meaningful relationship with the site and its development is unlikely to be visible given intervening vegetation, especially along the Barnet By-pass. There are a number of locally listed buildings within the vicinity of the site. These include 4 Elstree Way and 5 Elstree Way. However, it is unlikely that redevelopment of this brownfield site would meaningfully change their setting. There is intervening built development between these assets and the site, which in any case is not related to their setting and heritage significance. The HHER also records that the existing Strangeways Farm to the northeast of the site has possible medieval origins (MHT30559). This building could experience setting change as a result of development. The site is undeveloped and there may be some potential for unrecorded heritage assets within it.
HEL818: Land South of Rowley Lane	There are two Grade II listed buildings immediately north of the site – Nelson Cottage [1103547] and a 17th century barn to Rowley Farm [1103548]. Development would have an adverse change on the rural setting of these assets. There is a locally registered park 900m to the east of the site, Dyrham Park, which has 17th century origins and is now used as a golf course. It is unlikely that the park has a meaningful relationship with the site and its development is unlikely to be visible given intervening vegetation, especially along the Barnet By-pass. There are a number of locally listed buildings within the vicinity of the site. These include 4 Elstree Way and 5 Elstree Way. However, it is unlikely that redevelopment of this brownfield site would meaningfully change their setting. There is intervening built development between these assets and the site, which in any case is not related to their setting and heritage significance. The HHER also records that the existing Strangeways Farm to the northeast of the site has possible medieval origins (MHT30559). This building could experience setting change as a result of development. The site is undeveloped and there may be some potential for unrecorded heritage assets within it.
Additional Employment Site Options: Shenley/St Albans	
HEL817: Rectory Farm	There are no designated assets within the site.

Site	Historic Environment Appraisal
	To the north of the site there are two listed buildings – the Grade II* St Botolph's – a former parish church now in use as a house – and the Grade II Nicholas Hawksmoor Memorial. As a rural parish church, development encroaching on its rural setting will diminish understanding of its historic function. To the south of the site lies the Shenley Conservation Area, which includes a number of listed buildings. The site does not appear to form part of the setting of these assets. The site is a c.80m south of a Site of Archaeological Interest around Shenley Farm Cottages. This appears to relate to a series of cropmarks of ditches, enclosures and pits. The area also includes the route of a possible Roman road and a medieval manor site. There is the potential that associated remains could extend into the site. The HHER records a medieval ridge and furrow (MHT11490) within the site; this could be subject to damage or total loss as a result of development. There are a number of locally listed buildings within 1km of the site. These include: Shenley Water Tower, Winifred Cottage, Frank Cottage, Ginger Bread House, Black Lion Public House and outbuilding, 2 Warwick Cottages, and 71 London Road. These all lie to the south of the site and, with the exception of the Water Tower, fall within Shenley Conservation Area. It is not anticipated that development of the site would meaningfully affect the setting of any of these assets.
HEL819: Land to the north of Bell Lane	There are no designated or non-designated assets within the site. There is a cluster of listed buildings approximately 900m east of the site (including the Grade II* listed Salisbury Hall). These are unlikely to experience setting change due to intervening vegetation, modern development and topography. The HHER records undated ditches and possible field boundaries (MHT9786) 120m south of the site; these are unlikely to experience setting change as they are not upstanding structures and development within the site would not affect their evidential value. Other cropmarks are recorded to the east and south of the site (MHT18086 and MHT9129) and these are not likely to experience setting change for the same reason. There is potential for similar features to survive within the site.
HEL820: Land North Of Salisbury Hall	There are no designated assets within the site. The Grade II* listed Salisbury Hall – a moated country house – and five associated Grade II listed buildings are located approximately 150m south of the site. Development of the site would reduce its rural setting, although this has already been diminished to some extent by modern development to the southwest. The area around Salisbury Hall is recognised as a local archaeological site due to the potential for remains associated with the house. A second local archaeological site lies to 150m east of the site, it appears to pertain to a series of cropmarks of enclosures, and a ring ditch. The HHER records cropmarks of post-medieval ditches and boundaries within the site (MHT18086); development within the site could have a direct physical impact on any similar surviving agricultural features. Given the surrounding archaeological interest in the area and the fact that the site is undeveloped previously unrecorded archaeological remains may be anticipated.
Additional Employment Site Options: Small Potters Bar	

Site	Historic Environment Appraisal
HEL806: Land East of Furzefield Wood	There are no designated or non-designated assets within the site. Darkes Lane West Potters Bar Conservation Area is located to the east of the site but intervening development and topography mean that the site does not form part of its setting. The HHER records a pillbox and anti-tank obstacles (MHT6724) to the north-east of the site; if extant, the site would not form part of their setting due to intervening vegetation and development. The site comprises a yard with hardstanding that may have truncated any unrecorded buried heritage assets.
HEL813: Land South of Barnet Road	There are no designated assets within the site, or wider vicinity that are likely to be affected by its development. The HHER records the site as being partly within the footprint of Geoffrey de Mandeville's medieval to post-medieval deer park (MHT30757) and there is the potential for physical change to archaeological remains relating to this use. Unrecorded remains of other dates cannot be ruled out without further assessment.
Additional Employment Site Options: Large Potters Bar	
HEL812: Land to East of Southgate Road	There are no designated assets within the site, or in the wider area, that are susceptible to change as a result of its development. Two locally listed buildings lie to the northwest of the site; these include 37 Southgate Road and Potters Bar Baptist Church. The site does not appear to be related to these assets setting and their heritage significance and there is intervening built development between these assets and the site. The HHER records that the site is within the former footprint of a former deer park (MHT30757) and there is the potential for physical change to archaeological remains relating to this use. Unrecorded remains of other dates cannot be ruled out without further assessment.
HEL814: Land South East of Junction 24 (M25)	There are no designated assets within the site, or in the wider area, that are susceptible to change as a result of its development. The HHER records that the site is within the former footprint of a former deer park (MHT30757), and there is the potential for physical change to archaeological remains relating to this use. Unrecorded remains of other dates cannot be ruled out without further assessment., especially as the HHER records the path of a Roman road 600m south of the site (MHT4654).
Potentially for employment/mixed use	
HEL171: Land North of Centennial Park	There are no designated or non-designated assets within or, immediately adjacent to site HEL171. Elstree Conservation Area lies to the east of the site and within it a Grade II listed building – Hill House. Neither of these assets should be meaningfully changed by development within the site. The locally listed Aldenham Dam lies 700m to the north and its setting is unlikely to change as a result of development within the site, due to intervening buildings. The locally listed Edgwarebury House and farm buildings lie near to the site but development of it should not change their setting. The site does not contain any Sites of Archaeological Interest. The HER does not record any designated or non-designated assets within the site, however possible Late Bronze Age worked flints were found during fieldwalking (EHT4787) 200m north of the site. This indicates limited potential for similar remains to be found within the site.

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Site	Historic Environment Appraisal
HEL503: Adjacent to Lismirrane Industrial Estate	There are no designated or non-designated assets within or, immediate to site HEL503. Elstree Conservation Area lies to the east of the site and within it a Grade II listed building – Hill House. The settings of these assets will not be perceptibly changed by development within the site due to intervening buildings and topography. The locally listed Aldenham Dam lies 750m to the north and its setting is unlikely to change as a result of development within the site due to intervening buildings. The site does not contain any Sites of Archaeological Interest. The HHER does not record any designated or non-designated assets within the site, however possible Late Bronze Age worked flints were found during fieldwalking (EHT4787) 600m north of the site. This indicates limited potential for similar remains to be found within the site.
HEL208: Elton Way, Bushey	Site HEL208 is located in undeveloped land to the south-west of the M1. It is opposite Patchetts Green & Delrow Conservation Area, which contains several listed Grade II buildings. As there is a bank of trees and the M1 between the CA and the site, it is not expected that any development would cause more than a minor change to these assets' setting. The HHER does not record any designated or non-designated assets within the site. An evaluation on the northern side of the M1, 60m away from the site, encountered thick made ground deposits associated with the construction of the motorway. This means there may be limited archaeological survival within the northern half of the site due to modern disturbance from the construction of the motorway.
HEL394: Safeguarded employment land, north west of Cranbourne Road Industrial Estate	Site HEL394 is located in undeveloped land to the north-west of an industrial estate. The closest designated asset is a Grade II listed district boundary stone 300m to the north-west of the site. This is unlikely have its setting changed by development on the site due to an existing intervening development in the form of solar panels, and the nature of its roadside setting remaining unchanged Darkes Lane West Potters Bar Conservation Area is 700m south-east of the site, and not within clear view of the site due to the existing industrial estate. The HHER does not record any designated or non-designated assets within the site or nearby. Whilst there is no indication of archaeological potential within the site, there could be unknown heritage assets if they have not been disturbed by ploughing.
HEL520b: Land to the South East of Costco, North Western Avenue	Site HEL520b is located immediately to the east of HEL520b and is currently covered in trees. A locally listed building, the Purcell School is located 300m to the south of the site and Patchetts Green Conservation Area is 380m south of the site. Banks of trees and modern roads screen these assets from the site so their settings are unlikely to be changed. The HHER does not record any assets within the site or nearby. The area was a historic landfill site in the early 20th century, likely part of a gravel pit, so archaeological heritage assets are unlikely to survive.
HEL521: Bushey Hall Farm Site, Bushey Mill Lane	Site HEL521 is located in undeveloped land to the south of Stephenson Way. It is located 90m north of Grade II listed Bushey Hall Farm House. There is intervening modern development in the form of a road between the asset and the site, however development would likely still change its setting. A Scheduled Monument, moated site at Bushey Hall farm (MHT10369), is located 85m south-west of the site. The setting of the moat would be perceptibly changed by development within the site. The HHER does not record any designated or non-designated assets within the site, but it does record the findspot of a Roman coin immediately to the south of the site (MHT922). There is moderate potential for similar heritage assets associated with the medieval moated manor farm to be recovered within the site.
HEL600: Charleston Paddocks, South Mimms Services	Site HEL600 is located at Charleston Paddocks to the north of the M25.The site does not contain any designated assets, but the HHER records 18th century Mimms Wash Bridge (MHT12802) at the north-eastern corner of the site. Development of the site could change its historic relationship with Mimmshall Brook. The Grade II Bridge over Mimmshall Brook North West of Dancers Hill (1174684) is located 300m south of the site, and Grade II listed Dancers Hill Farmhouse (1103563) is located 460m south-east of the site; neither are likely to experience setting change due to the intervening motorway and tree cover.

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Site	Historic Environment Appraisal
	The HHER records a potential deserted medieval village 100m east of the site, so there is potential for unknown buried heritage assets to survive within the site. If developed in association with HEL361 to the east there is the potential for cumulative effects to Mimms Wash Bridge as a result of setting change.
HEL604a: Elstree Aerodrome, South of the Runway	Site HEL604a is located at the south of Elstree Aerodrome. There are no designated or non-designated assets within the site but Grade II listed Harmshall Cottage (1346894) is located immediately south of the site. As the site has been subject to modern development into an aerodrome, further development is unlikely to result in significant setting change. This is also the case for Grade II* listed Hilfield Castle (1103569) and the Grade II listed Gatehouse to Hilfield Castle (1346907) 500m west of the site. Aldenham House Grade II registered Park and Garden is located 110m east of the site, and contains the scheduled monument Penne's Place moated site (1013001) but is also unlikely to experience significant setting change as the site has already been subject to extensive modern development. This is also the case for a cluster of locally listed buildings 50m to the east of the site. The HHER records the path of an 18th century road and associated hamlet 25m to the south of the site. There is limited potential for unknown buried heritage assets to survive within the site due to the existing modern development.
HEL604b: Elstree Aerodrome, North of the Runway	Site HEL604a is located at the north-eastern corner of Elstree Aerodrome. There are no designated or non-designated assets within the site but Grade II listed Harmshall Cottage (1346894) is located 300m south of the site. As the site has been subject to modern development into an aerodrome, further development is unlikely to result in significant setting change. This is also the case for Grade II* listed Hilfield Castle (1103569) and the Grade II listed Gatehouse to Hilfield Castle (1346907) 770m west of the site. Aldenham House Grade II registered Park and Garden is located 270m east of the site, and contains the scheduled monument Penne's Place moated site (1013001) but is also unlikely to experience significant setting change as the site has already been subject to extensive modern development. This is also the case for a cluster of locally listed buildings 220m to the south of the site. The HHER records the path of an 18th century road and associated hamlet 320m to the south of the site. There is limited potential for unknown buried heritage assets to survive within the site due to the existing modern development.
HEL700: Potters Bar Regeneration	Site 700 is located in Potter's Bar on the western side of the High Street. There is a Grade II listed building The Green Man in the north-eastern corner of the site, this has potential to be directly impacted by development and to experience setting change, though as the site has already been subject to modern development it has already experienced change so this is unlikely to be significant. Grade II Oakmere House is located 100m south-east of the site and is also unlikely to experience significant setting change for the same reason. There are locally listed buildings clustered along the High Street., such as 161 High Street which is also unlikely to experience significant setting change as a result of further modern development of the site. The HHER records an evaluation as having been undertaken to the rear of The Green Man (EHT8650). There is no further information in the HER entry but the investigation indicates the site has archaeological potential. The HHER also records that the footprint of Geoffrey de Mandeville's medieval to post-medieval semi-private hunting ground 40m east of the site (MHT30757), though this was disparked in 1777. There is potential for unknown buried heritage assets to survive within the site, outside of existing building footprints.
HEL701: Ford Garage, Potters Bar	Site 701 is located in Potter's Bar on the western side of Darkes Lane. There are no designated or non-designated assets within the site. Pound Farm House, a Grade II listed building, is located 70m south of the site, and could potentially experience setting change as a result of development but this is unlikely to be significant due to intervening buildings.

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Site	Historic Environment Appraisal
	The HHER records the site of a pillbox 20m south of the site (MHT6734). This does not appear to still be extant. There is potential for unknown buried heritage assets to survive within the site, outside of existing building footprints.
HEL211: Land on the north side of Little Bushey Lane	Site HEL211 is located in undeveloped land on the northern side of Little Bushey Lane. There is a locally listed building, Purcell School, which is located 150m south-west of the site. Though there are banks of trees and a road screening the sites, it is possible that there could be a minor change to the asset's setting if development occurred on the site. The HHER does not record any designated or non-designated assets within the site, though it was used for historic landfill, which may mean there is limited archaeological survival due to truncation associated with the landfill's creation.
Strategic sites	
HEL350: Harperbury Hospital (Strategic site ref. S2)	The site contains two Grade II listed coal duty markers at its northern and southern extent, which are unlikely to experience meaningful setting change. To the southwest of the site is a Grade II listed stable range, presumed to be associated with the nearby Grade II listed Wild Farm (now the White House). The agricultural land around these assets relates to the buildings' function and its diminishment could result in adverse change to the setting of the barn. To the east of the site, on the opposite side of Shenleybury Road is a Grade II* listed St Botolph's – a former parish church now in use as a house – and the Grade II Nicholas Hawksmoor Memorial. As a rural parish church, development encroaching on its rural setting will diminish understanding of its historic function and relationships. To the north of the site is the Grade II* listed All Saints Pastoral Centre and behind which there is a Grade II listed missionary building. East of these, is the Grade II Farm Cottage. Due to intervening built development and vegetation the setting of these assets should not be meaningfully changed. To the northwest of the site are two Grade II listed coal duty markers, . These are unlikely to experience meaningful setting change. If developed in association with HEL236 to the east there is the potential for cumulative effects to the Grade II* listed St Botolph's as a result of setting change. There are no locally listed buildings in the site or in close proximity to it. However, clarification should be sought on the potential heritage significance of the buildings at Harperbury Hospital; it is possible that some may be non-designated assets. The HHER records a two post-medieval chalk quarry pits within the site (MHT17826 and MHT17827); this has negligible archaeological value and has subsequently been used as historic landfill. The HHER also records numerous cropmarks of ditched enclosures to the south of the site (MHT17823-5, MHT16219, MHT16582, MHT18046, MHT18048-9), as well as three rectangular ponds south of the site (MHT17822). These, and any other potential unknown remains, would be highly susceptible to physical change.
HEL355: Land South of Elstree Road	There are no designated assets within or, immediately adjacent to, the site. There are five Grade II listed buildings in close proximity to the site, these include Caldecote to the north of the site and to the east along Elstree Road, Rosary Priory High School and Reverley Lodge, its coach house and stables, and its boiler house, boiler and glasshouse. None of these assets should have the setting meaningfully changed by development within the site. There are several locally listed buildings in close proximity to the site. These include Caldecote Cottage to the north, 67 and 65 Elstree Road, Three Valleys Water works and offices, and Old Heathbourne Road. None of these should experience meaningful setting change as a result of development within the site.

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Site	Historic Environment Appraisal
	The HHER records an undated road and post-medieval hamlet (MHT30805) within this part of the site. If any remains survive, they will be highly susceptible to physical change as a result of development. To the north of the site, the HHER records an artefact scatter of Roman tile (MHT941) and a Mesolithic flint scraper (MHT939). Approximately half the site is a historic landfill site, meaning that in this area archaeological potential, if any, will be very limited.
HEL516: South of Greyhound Lane	The site is located in partly developed and partly undeveloped land between the M25 and the A1. Its northern extent is within South Mimms Conservation Area, which does not have a Conservation Area Appraisal. The setting of the CA would be changed by development within the site. There are two Grade II listed buildings approximately 50m to the north of the site, Mymsmead and Cedar House. The setting of these buildings would be changed by development within the site. There is also locally listed 31 Blanche Lane which is close enough to the site that there would be perceptible setting change. Other listed and locally listed buildings within South Mimms are unlikely to experience setting change. The HHER does not record any designated or non-designated assets within the site. There is potential for unknown buried heritage assets to survive within the site outside of the footprint of existing buildings.
HEL361: Wrotham Park west of Baker Street (strategic site ref. PB1)	<u>Designated Assets</u> There are two Grade II listed buildings within the site – Bridgefoot Farm House and a Cottage 30m south of it. These assets are susceptible to physical and setting change. To the south of the site are two more listed buildings – a bridge of Mimmshall Brook and Dancers Hill Farmhouse. Neither of these assets appears to have a relationship with the site and they are therefore unlikely to be meaningfully affected by development within it. <u>Non-designated Assets</u> There are a total of three locally listed buildings within the vicinity of the site. Of these Bridgefoot Lodge is susceptible to setting change as a result of the potential loss of the estate with which it is associated (e.g. Bridgefoot Farm House and a Cottage 30m south of it, as well as the land around Bridgefoot House, which is no longer extant). Neither of the other local listed buildings – Windmore Hall and Strafford Arms – would be affected. There are no Sites of Archaeological Interest recorded within the site. However Heritage Gateway records several assets, including the site of a purported (but unsubstantiated) medieval settlement at South Mimms (1027) and the site of the post-medieval Bridgefoot House and the gardens and park that were formerly associated with it (16614). Any remains associated with these assets would be damaged or entirely lost as a result of development. Also recorded within the site are the findspot of a Roman coin hoard (9240) and another of a medieval seal matrix (15922). These assets have already been removed and so would not be subject to physical change.
HEL251: Potters Bar Golf Course (strategic site ref. PB2)	<u>Designated Assets</u> There are no statutorily designated assets within the site.

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Site	Historic Environment Appraisal
	A Grade II listed City of London Coal Duty Boundary Marker lies immediate to the northwest corner of the site. The next adjacent markers are already cut off by intervening development and therefore, the setting of this asset is unlikely to be meaningfully changed. The southern edge of the site abuts Darkes Lane West Potters Conservation Area, which is a modern development designed along garden city principles. Within it there are two Grade II listed buildings – Seldon and Tiverton. The character and setting of the conservation area could be affected by development of the site, but the potential for change to the setting of the listed buildings is limited given their location in relation to the site. To the south of the site is another Grade II listed building – Wyllots Manor – but it is unlikely that it would be affected by development as its setting does not appear to contribute to its significance. <u>Non-designated Assets</u> There are a number of locally listed buildings to the south of the site, one within the conservation area, Chestnut Tree House. It is unlikely that development of the site would meaningfully affect their setting. There are no Sites of Archaeological Interest within the site. Heritage Gateway records a pillbox (6719) and pillbox and anti-tank obstacles (6724), designed to protect the railway, within the site. These assets will be highly susceptible to physical and setting change as result of development within the site.
HEL362: South of Potters Bar (strategic site ref. PB3)	<u>Designated Assets</u> There are no designated assets within the site. The Royds Potters Bar Conservation Area is immediately adjacent to the northern edge of the site – it contains no nationally or locally listed buildings. There is a key view from Oakroyd Avenue down Oakroyd Close, behind which the site lies. Development of the site could result in change to this view and the spatial and visual quality derived from the layout, size and architectural form of the buildings within their plots and their visual relationship to the wider landscape. To the south of the site, around Bentley Heath there are five Grade II listed buildings, of which three – Elm Farm House, Bentley Heath Farm House and a barn associated with the latter – may have a functional/ historical relationship with the site, or parts of it. Despite this, development of the site is unlikely to fundamentally alter their rural setting, which allows their function to be read, and as such it would have a negligible effect. The other Grade II listed buildings do not appear to have settings that would be sensitive to the development of the site. To the north of the site there are two further Grade II listed buildings – The Lion Public Inn and Pound Farm House. The significance of the latter asset would have been expressed through its original rural setting but this has already been lost. Therefore, neither is likely to be sensitive to setting change as a result of development within the site. <u>Non-designated Assets</u> There are five locally listed buildings to the south of the site around Bentley Heath – these comprise a mix of the cottages and residential properties. It is unlikely that any of them would be meaningful affected by development of the site.

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Site	Historic Environment Appraisal
	There are four locally listed buildings to the north of the site. None of these have settings which would be sensitive to change as a result of development within the site. There are no sites of Archaeological Interest within the Site. Heritage Gateway records the excavation of a 17th century cottage within the site ahead of the construction of the M25. The remains associated with this asset are no longer in-situ. While there are no known assets within the site, there is always the potential for previously unknown remains.
HEL161: Land east of Southgate Road, Potters Bar (strategic site ref. PB4)	Designated Assets There are no designated assets within the site or in the wider area that are susceptible to setting as a result of its development. Non-designated Assets Two locally listed buildings lie to the northwest of the site; these include 37 Southgate Road and Potters Bar Baptist Church. The site does not appear to be related to these assets setting and their heritage significance and there is intervening built development between these assets and the site. There are no Sites of Archaeological Interest recorded within the site. Heritage Gateway also shows no records within the site. However, there is always the risk of unknown remains being encountered within a site.
HEL393: Land South of Allum Lane (strategic site ref. BE1)	Designated Assets There are no designated assets within the site. To the west of the site lies Elstree Conservation Area, on which development of the site could have a minor adverse effect by diminishing its rural setting and relationship with some of the buildings in the wider area that are significant to the history of the village, particularly, Nicholl Farmhouse on Allum Lane. Also to the west of the site is the Grade II registered park and garden to Aldenham House. This appears to have no form of relationship with the site, and is unlikely to experience any setting change. To the south of the site, beyond the conservation area there are two Grade II listed buildings – The Lodge at the Leys and the entrance and gate piers. Neither of these assets will be affected by development of the site. To the north, on the opposite side of Allum Lane, there are three Grade II listed buildings – Nicoll Farmhouse, Barn and Byre at Nicoll Farmhouse and Allum House. The original rural setting of the farmhouse, barn and byre, with which they share a functional and historical relationship, would have aided in the reading of these buildings but this setting has already been largely lost as a result of modern suburban development. The site includes the last remaining part of the rural setting of the house, but it is not clearly associated with it and its loss will be not be significant in comparison to that already lost, although it will diminish the historic relationship between the asset and Elstree village. The third building is a former barn converted into a house; again this asset is now enveloped in suburban development, meaning that its setting does not contribute to its heritage significance and is not sensitive to change as a result of development within the site. Non-designated Assets There are a large number of locally listed buildings within Elstree Conservation Area but if it is unlikely that development of the site would result in meaningful change to their setting.

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Site	Historic Environment Appraisal
	Heritage Gateway records no assets within the site but two Sites of Archaeological Interest lie adjacent to it, and could potentially extend within it.
HEL359: Land North of Stapleton Road (strategic site ref. BE2)	Designated Assets There are no designated assets within the site. One designated asset – Lyndhurst – a Grade II listed building, located approximately 270m north of the site. The site may take part of land formerly associated with the house; however, dense vegetation separates the house from the site, meaning that the meaningful setting change is unlikely. Non-designated Assets There are no locally listed buildings within or near to the site. There are no Sites of Archaeological Interest within the site. Heritage Gateway records grassmarks of possible ditches and pits of unknown date and remnants of eroded medieval ridge and furrow (18035). These, and any potential unknown remains, would be highly susceptible to physical change and would be damaged or lost as a result of development.
HEL347: Land to north east of Cowley Hill (strategic site ref. BE3)	Designated Assets There are no statutorily designated assets within the site. There is a grade II listed building – the Thatched Cottage – immediately adjacent to the north of the site. This was previously a game keeper's cottage associated with the grade II listed building, High Canons; located to the east of the site. The legibility of the historic relationship between these two assets could be diminished by development within the site. Located to the east of the site, on the opposite side of Well End Road is the Grade II listed Wheatsheaf Farm. There would be change to the rural setting of this asset. Two other designated assets lie within 500m of the site – Buckettsland Farm House and barn and Nelson Cottage – both of which are Grade II listed. Neither of these is likely to be meaningfully affected by development of the site. Non-designated Assets A locally listed building – Cowleyhill Farm lies within the site. It is susceptible to physical change, as well as setting change as a result of change to its rural setting. A second locally listed building, Well End Lodge, lies immediately adjacent to the east of the site. This asset, a 19th century gentleman's residence, originally with landscaped gardens, may also experience setting change as a result of development. There are no Sites of Archaeological Interest within the site. Heritage Gateway records a number of potential assets within the site, these include: the supposed route of a Roman road (4695); a possible post-medieval hedge bank; cropmarks of post-medieval field boundaries and undated ditches (18036); and the hamlet of Green Street and Cowley Hill (12400). Archaeological remains associated with these would be highly susceptible to physical change.

Site	Historic Environment Appraisal
HEL376: Land off Well End Road (North)	There is a Grade II listed 17th century barn within the site. Development would have an adverse change on its rural setting. There is also a Grade II listed cottage just outside of the site footprint which would also be subject to setting change. There is a listed park 365m to the east of the site, Dyrham Park, which has 17th century origins. Despite the intervening Barnet By-Pass, development of the site would be perceptible from the park and change its setting. There are a number of locally listed buildings within the vicinity of the site. These include 4 Elstree Way and 5 Elstree Way, However, it is unlikely that redevelopment of this brownfield site would meaningfully change their setting. There is intervening built development between these assets and the site, which in any case is not related to their setting and heritage significance. The HHER also records that the existing Strangeways Farm has possible medieval origins (MHT30559). There may be limited potential for medieval buried heritage assets within the site.
HEL209a: Land north of Barnet Lane, Borehamwood (strategic site ref. BE6)	<u>Designated Assets</u> There are no statutorily designated assets within the site or the wider area that would be susceptible to setting change. <u>Non-designated Assets</u> There is one locally listed building – a Safestore – approximately 500m to the east of the site. Due to intervening built development it is unlikely to be affected by development within the site. There are no Sites of Archaeological Interest within the site. Heritage Gateway records the findspot of a piece of medieval tile (953) within the site. This will have been removed and will not be affected by development. There is always the potential for unknown archaeological remains to be present within the site.
HEL201: Land at Little Bushey Lane (Strategic site ref. B1)	<u>Designated Assets</u> There are no designated assets within the site. A Grade II listed building – Tyler's Farm lies to the north of the site. There are three Grade II listed buildings to the north and southwest of the site none of which should be affected by its development. Development within the site may be intervisible with the Grade II listed Rosary Priory High School. As a large country house this asset's rural setting is important to its legibility and development may affect this although only to a limited extent. To the east of the site, along Hillfield Lane, there is a Grade II listed lodge sited within an 18th century non-designated park belonging to the Grade II* Hillfield Castle, which, along with its Grade II listed Gatehouse, lies just beyond the study area. Due to extensive intervening vegetation, much of which is designed to shield the M1 and A41, development within the site is unlikely to be visible from these designated assets (nor the non-designated park, which is now much altered) and is otherwise unlikely to affect their setting in a way that affects their heritage significance. <u>Non-designated Assets</u> There are no locally listed buildings within or near the site that are susceptible to setting change. There are also no Sites of Archaeological Interest within the site.

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Site	Historic Environment Appraisal
	Heritage Gateway indicates that there is a post-medieval farmstead with 16th century origins immediately to the north of the site (17845). This asset would be highly susceptible to setting change as a result of the loss of its rural hinterland.
HEL201 and HEL336 combined: Land East of Little Bushey Lane, Bushey (strategic site ref. B1)	See appraisals for HEL201 and HEL336 respectively.
HEL181: Land adjacent to Little Bushey Lane and Bournehall Avenue (Compass Park)	There are no Sites of Archaeological Interest within the site. HHER indicates that Bushey Grange was within the site. It was an early 19th century country house with landscaped gardens/ park (MHT30217) and it is possible that archaeological remains relating to the buildings and features associated with this estate survive. These, and any other potential unknown remains, would be highly susceptible to physical change. There is an area of historic landfill (Bushey Grange Farm) along the eastern edge of the site. Due to the ground intrusive nature of landfill, this area is unlikely to have much, if any, archaeological potential.
HEL176: Land at Former Bushey Golf and Country Club (strategic site ref. B3)	<u>Designated assets</u> The site is immediately adjacent to and takes in a small part of the Bushey High Street Conservation Area. Development within the conservation area could lead to change of character or appearance of the area and will change its setting – potentially harming its significance. The conservation area appraisal[95] lists Bushey Golf Course as a key open space outside the conservation area that contributes to its character and states that there are key views over it. As such, development could result in significant negative effect on the Conservation Area. There are multiple listed buildings within Bushey High Street Conservation Area most of which are unlikely to have a relationship with the site and be affected by setting change. However, the site once formed part of the parkland belonging to the Grade II listed Bushey House and there is likely to be meaningful change to the setting of this asset. On the opposite side of the High Street from the site is a second conservation area – Melbourne Road – which is susceptible to change as it contains several listed buildings, some of which are landmarks, and a Grade II Registered Park and Garden – The Rose Garden – which has views across the site. The setting of a number of other Grade II listed buildings that lie in the vicinity of the site but outside of the two conservation areas are also likely to be changed by development. However, the extent to which that change affects their heritage significance is likely to be at the lower end of the scale. <u>Non-designated assets</u> The site takes in a small part of a Site of Archaeological Interest, which will be removed or damaged as a result of development.

[95] Hertsmere Building Environment Advisory Service. 2008. Bushey High Street Conservation Area Appraisal 2008. Pp.9.

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Site	Historic Environment Appraisal
	There are no non-designated assets recorded within the site.
HEL379: Kemprow Farm (strategic site ref. R1)	Designated Assets There are no designated assets within the site. To the west of the site there are five Grade II listed buildings situated along Kemp Row. Four lie almost adjacent to the site and belong to Kemprow Farm; these include the farmhouse, granary and two barns. The fifth asset is directly on the opposite on the side of the road is The Nook – a C16th timber-framed house. Development would diminish the historic rural setting of these buildings and effectively conjoin the farmstead to the larger settlement of Radlett.. The Nook is unlikely to be affected (due to intervening tree cover). There are two more Grade II listed buildings to the northwest of the site on Blackbird Lane – Blackbird Farmhouse and No. 5 Blackbird Lane. These should not be affected by development. Non-designated Assets There are no Sites of Archaeological Interest within the site. Nor does Heritage Gateway record any assets within the site. However, there is always the risk of unknown remains being encountered within a site. There are no locally listed buildings in the site or within 500m of it.
HEL379c: Kemprow Farm	Designated Assets There are no designated assets within the site. To the west of the site (c.80m) there are five Grade II listed buildings situated along Kemp Row. Four lie almost adjacent to the site and belong to Kemprow Farm; these include the farmhouse, granary and two barns. The fifth asset is directly on the opposite on the side of the road is The Nook – a C16th timber-framed house. Development would diminish the historic rural setting of these buildings and effectively conjoin the farmstead to the larger settlement of Radlett. The Nook is unlikely to be affected (due to intervening tree cover). There are two more Grade II listed buildings to the northwest of the site on Blackbird Lane – Blackbird Farmhouse and No. 5 Blackbird Lane. These should not be affected by development. Non-designated Assets There are no Sites of Archaeological Interest within the site. Nor does Heritage Gateway record any assets within the site. However, there is always the risk of unknown remains being encountered within a site. There are no locally listed buildings in the site or within 500m of it.

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Site	Historic Environment Appraisal
HEL346: Home Farm (R2)	Designated Assets There are no designated assets within the site. To the immediate northeast of the site there are two listed buildings – a Grade II listed barn and the Grade II* listed Batlers Green House. Development will result in change to the rural setting of the barn and the ability to read the structure's function, history and relationships. The setting of the house would also be affected, and it appears to have a historical, functional, and potentially designed relationship with the site. There are three more Grade II listed buildings opposite Batlers Green House and barn, these include Batlers Green Farmhouse and two listed barns. Development of the site is unlikely to result in particularly meaningful setting change to these assets. To the southwest of the site is Letchmore Heath Conservation Area, within which a locally listed building lies within 500m of the site. A second conservation area – Radlett South – lies to the northeast of the site. Within 500m of the site, the conservation area contains a Grade II listed public house and several locally listed buildings. Adjacent to the conservation area is another Grade II listed building – 29A Loom House (a 1960s house). Due to the absence of a relationship with the site, as well as intervening built development and vegetation effects to these assets are considered unlikely. To the east of the site is a Grade II listed barn and cowhouse at Little Kendall Farm. Development will have a minor adverse effect on the rural setting of this asset and the ability to read the building. Non-designated Assets There are a number of locally listed buildings within 500m of the site. However, due to intervening built development and/ or vegetation it is not anticipated that any will be affected by setting change. Heritage Gateway records no assets within the site. However, there is always the risk of unknown remains being encountered within a site, especially as four Sites of Archaeological Interest and Roman Watling Street are in close proximity to the site.
HEL236 (incl. HEL236a & b): Rectory Farm Land (strategic site ref. S3)	Designated Assets There are no designated assets within the site. To the east of the site there are two listed buildings – the Grade II* St Botolph's – a former parish church now in use as a house – and the Grade II Nicholas Hawksmoor Memorial. As a rural parish church, development encroaching on its rural setting will diminish understanding of its historic function. To the south of the site lies the Shenley Conservation Area. Within there are two Grade II listed buildings located along Pound Lane but given their distance from the site and intervening built development, they should not be affected. However, there is potential for minor setting change to the conservation area as development will urbanise its setting to a greater degree. Non-designated Assets

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Site	Historic Environment Appraisal
	The site takes in a very small part of a Site of Archaeological Interest around Shenley Farm Cottages. Heritage Gateway also indicates that there are cropmarks of undated ditches and pits, as well as eroded remnants of medieval ridge and furrow evident within the site (18047; 11490). These assets, and any potential unknown ones, would be subject to damage or total loss as a result of development. There are a number of locally listed buildings within 500m of the site. These include: Shenley Water Tower, Winifred Cottage, Frank Cottage, Ginger Bread House, Black Lion Public House and outbuilding, 2 Warwick Cottages, and 71 London Road. These all lie to the south of the site and, with the exception of the Water Tower, fall within Shenley Conservation Area. It is not anticipated that development of the site would meaningfully affect the setting of any of these assets.
HEL348: Shenley Grange (strategic site ref. S1)	The site includes part of Shenley Conservation Area at its north-eastern corner, adjacent to London Road. Development would physically affect the character of the conservation area – diminishing the legibility of its historic layout and significance – and result in change to its semi-rural setting. There is likely to be a significant negative effect, with uncertainty. The conservation area contains a large number of Grade II listed buildings, but in the majority of the cases there is intervening built development between these assets and the site, and it is unlikely that their setting will be meaningfully affected by development. Exceptions to this may be St Martins Church (1103508), which sits directly opposite the site, and 114 and 118 London Road (1103509 and 1346957) which are 50m north of the site. There are several locally listed buildings along London Road, which could be susceptible to some degree of setting change especially 49, 51 and 55 London Road. The HHER records the site of a walled garden (MHT17147) within the site which would have been part of the former Shenley Grange. There is the potential for other features associated with the park to survive, although the location of the former house lies east of the site. These assets would be susceptible to damage or total loss. If developed in association with HEL349 to the east there is the potential for cumulative effects to Shenley Conservation Area and St Martins Church as a result of setting change.
HEL349: Shenley Grange (strategic site ref. S1)	The site includes part of Shenley Conservation Area, adjacent to London Road. Development would physically affect the character of the conservation area – diminishing the legibility of its historic layout and significance – and result in change to its semi-rural setting. There is likely to be a significant negative effect, with uncertainty. The conservation area contains a large number of Grade II listed buildings, but in the majority of the cases there is intervening built development between these assets and the site, and it is unlikely that their setting will be meaningfully affected by development. An exception to this may be St Martins Church, which sits directly opposite the site. The site contains a locally listed building – 41 London Road – which would be susceptible to physical and setting change. There are several more located along London Road and two more on Radlett Lane, which could be susceptible to some degree of setting change. There are no Sites of Archaeological Interest within the site. Heritage Gateway indicates that the site lies within the former parkland associated with the post-medieval Shenley Grange, which is no longer extant. The site of a walled garden is recorded (17147) and there is the potential for other features associated with the park to survive, although the location of the former house lies just east of the site. These assets would be susceptible to damage or total loss.

Site	Historic Environment Appraisal
	A pillbox (MHT6604) and WWII anti-tank ditch (MHT19234) are recorded to the west of the site. These assets would be susceptible to physical and setting change. If developed in association with HEL348 to the east there is the potential for cumulative effects to Shenley Conservation Area and St Martins Church as a result of setting change.
HEL385a: South Mimms growth area, southern plot (strategic site ref. SM1)	Designated assets This site takes in part of South Mimms Conservation Area, and could potentially have a significant adverse effect on its character and special interest. Within the conservation area the Grade I listed church of St Giles would also be susceptible to setting change. It is unlikely that the heritage significance of the Grade II listed buildings in the conservation area or nearby would be affected, although some may experience setting change. Non-designated assets Development is unlikely to result in meaningful setting change to any locally listed buildings. The site includes a small part of a Site of Archaeological Interest, which would be highly susceptible to physical change. Heritage Gateway records the site of a Caltrop Anti-tank obstacle within the site and notes that the London outer stop line was located nearby, suggesting a potential for further associated defences.
HEL385b: South Mimms growth area, western plot (strategic site ref. SM2)	Designated Assets There are no designated assets within the site. However, a Grade II listed building – The Black Horse Public House – lies on the opposite side of Black Horse Lane. Its setting should not be sensitive to development within the site. To the south of the site lies South Mimms Conservation Area, which takes in the historic core of this originally rural village. Development within the site would reduce its wider rural setting and could potentially affect the ability to understand the historic origins of the village. Within 500m of the site, there are several Grade II listed buildings within the conservation area. None of these appear to be sensitive to setting change as a result of development within the site. Non-designated Assets A locally listed building – the Town Farm House, Blackhorse Lane – is located on the opposite side of Black Horse Lane to the site. This asset, which comprises a small 19th century farmhouse and two outbuildings to the rear, would be susceptible to setting change as a result of development. The level of harm associated with this would increase if the site was developed in tandem with SM3. Two more locally listed buildings – the Old Police Station and Arlingham House – lie to the south of the western part of the site. These are unlikely to experience any meaningful setting change. However, a third locally listed building – North Mymms South Lodge – located to the north the site, may be susceptible to minor setting change.

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Site	Historic Environment Appraisal
	Cumulative effects are possible on North Mymms South Lodge, if the site is developed in tandem with H2. This would cause the loss of the estate with which it is associated, and its wider rural setting. Heritage Gateway does not record any non-designated assets within the site.
HEL385c: South Mimms growth area, eastern plot (strategic site ref. SM3)	Designated Assets There are no designated assets within the site. However, it is immediately adjacent to a Grade II listed building – The Black Horse Public House. Its setting should not be sensitive to development within the site. To the south of the site lies South Mimms Conservation Area, which takes in the historic core of this originally rural village. Development within the site could have a minor adverse effect on this asset by reducing its wider rural setting and could potentially affect the ability to understand the historic origins of the village. The level of effect will be greater if developed in tandem with SM2, SM3 and H2. There are a number of listed buildings within the conservation area, none of which appear to be sensitive to setting change as a result of development within the site. Non-designated Assets A locally listed building – the Town Farm House, Blackhorse Lane – is located within the site. This asset, which comprises a small 19th century farmhouse and two outbuildings to the rear, would be susceptible to physical and setting change as a result of development. Two more locally listed buildings – the Old Police Station and Arlingham House – lie to the south of the western part of the site. These are unlikely to experience any meaningful setting change. However, a third locally listed building – North Mymms South Lodge – located to the north the site, may be susceptible to minor setting change. Cumulative effects are possible on North Mymms South Lodge, if the site is developed in tandem with H2. This would cause the loss of the estate with which it is associated, and its wider rural setting. Heritage Gateway does not record any non-designated assets within the site.
Land at Coursers Road, Bowmans Cross New Settlement (strategic site ref. NS1)	Designated Assets The site contains three listed buildings; the Grade I listed Tyttenhanger House and its Grade II listed stable block and kitchen wall; as well as the Grade II listed Coursers Farm. All of these would be highly susceptible to physical and setting change. Physical change would result in a significant negative effect. So too could the potential effect of setting change. There is a London Coal Duty Marker immediate to the eastern boundary of the site and another to the north of the site. Development of the site may change the setting of these assets, by reducing the legibility of their relationship with each other.

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Site	Historic Environment Appraisal
	Other assets lying east of the site include a Grade II listed ice house, associated the Grade I listed North Mymms Park and Grade II listed stable block. There is dense vegetation separating the development site from these assets meaning that they should not experience any setting change, although legibility of the rural origins and character of the estate as a whole would be diminished. To the northeast of the site there are a further four Grade II listed buildings, none of which is likely to experience adverse setting change as a result of development within the site. To the west of the site lies the Grade I listed Salisbury Hall and its five associated grade II listed buildings. Due to intervening development (the M25), topography and vegetation, these assets are unlikely to experience any meaningful setting change. South of Salisbury Hall there are two Grade II listed milestones along the B556, set back from which is the Grade II listed Shenley Lodge. Again, none of these assets should experience meaningful setting change. <u>Non-designated Assets</u> A locally listed building – the south lodge and gate piers to North Mymms Park – lie at the southeast corner of the site. The setting of this asset would be changed by development within the site, but not significantly. There are four sites of archaeological interest that lie wholly within the site. Two and a half of these sites also lie within an area of authorised landfill, which covers roughly half the site, and in these areas there is unlikely to be any remaining archaeological potential. Heritage Gateway lists a large number of assets within the site, these include Mesolithic worked flints (11570), cropmarks of circular and linear features (18087), probable ring ditches/ round barrows (11780, 7985, 9648, 2672, 9652 and 2670), linear features (18085 and 7983), an enclosure (7982) and a macula (7986); a possible medieval moated site at Courser's Farm (6214, 11527 and 18087); and a possible medieval road (17801). There are also several non-designated assets of medieval date recorded that relate to the Grade I listed Tyttenhanger House and its former estate. These include it former medieval and post-medieval park a (9972 and 12765), the site of medieval buildings (12763 and 11784) and the remains of a moat and fishponds (12764). Some of these have already been investigated as a result of the on-going mineral extraction/ landfill. However, the high number of assets suggests a potential for further unknown remains which, in addition to those that remain, would be highly susceptible to physical change as a result of development.
HEL343: Fields south of Letchmore Heath (strategic site ref. H3)	<u>Designated Assets</u> The site includes a very small area of Letchmore Heath Conservation Area, which otherwise lies immediately to the north of the site. Development will diminish the rural setting of the conservation area and in turn affect its character and special interest. Potential for setting change to listed buildings within the conservation area is limited, the possible exception being the Grade II listed Bhaktivedanta Manor, which lies adjacent to the site. There could also be minor adverse change to the Grade II and II* listed buildings associated with Hillfield Castle to the southwest of the site, as a result of setting change arising from a loss of rural setting. Two more conservation areas – Round Bush and Patchetts Green and Delrow – could also be adversely affected as a consequence of setting change, although only to a minor extent. <u>Non-designated Assets</u>

Site	Historic Environment Appraisal
	There are a number of locally listed buildings within 500m of the site but none are likely to have their heritage significance adversely affected via their setting. The HER records findspots of Roman tile, medieval to post-medieval pottery and a post-medieval coin hoard within the site. There is also a cropmark (10823) interpreted as a post-medieval field boundary. The latter will be susceptible to physical change.
HEL392: Elstree Way Corridor (strategic site ref. BE5)	<u>Designated Assets</u> There are no statutorily designated assets within the site or within the wider area that appear to be susceptible to setting change. <u>Non-designated Assets</u> There are a number of locally listed buildings within the vicinity of the site. These include: White House, Power House (Elstree TV & Film Studios), Fairbanks Building (BBC TV Elstree), Studios C & D (BBC TV Elstree), 4 Elstree Way, 5 Elstree Way, Offices/dressing rooms (BBC TV Elstree), 213 Shenley Road, St Theresa Catholic Church, 291 Shenley Road, St Theresa Catholic Hall, All Saints Church and a war memorial on Shenley Road. However, it is unlikely that redevelopment of this brownfield site would meaningfully affect their setting. There is intervening built development between these assets and the site, which in any case is not related to their setting and heritage significance. Most are separated from the site by intervening development and only three – Power House (Elstree TV & Film Studios), 213 Shenley Road, and St Theresa Catholic Church – lie in close proximity with potential intervisibility to the site. Despite this, they do not appear to have a relationship with the proposed allocation site that would be changed by development and affect their heritage significance. Given this, it is unlikely that redevelopment of this brownfield site would meaningfully affect the setting of any of the nearby local listed buildings. There are no Sites of Archaeological Interest within the site. Nor does Heritage Gateway record any heritage assets within the site. However, there is always the risk of unknown archaeological remains being encountered within a site.

Appendix H

Alternatives Assessed at Issues and Options Stage

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Alternatives Assessed at Issues and Options Stage

H.1 This section is a copy of the information presented in the Issues and Options SA Report and updates to those assessments as presented in Appendix 2 of the SA of Potential Sites for Housing and Employment (2018). This is intended to be an audit trail of previous SA work, although some of the options are now outdated. Green boxes indicate where the situation has changed since those assessments.

Housing Provision Options (previously Local Housing Need)

H.2 The Issues and Options document made provision for 600 homes per annum over the plan period for the next 15 years, a total of 9,000 homes. This is the objectively assessed housing need (OAN) as set out in the South West Hertfordshire Strategic Housing Market Assessment (SHMA) . This was the 'demographic-based scenario', which is adjusted for affordability. Two reasonable alternative options were identified in relation to the housing provision figures for Hertsmere:

- The economic-led growth scenario: Makes provision for the highest housing growth scenario from the SHMA, the economic-led growth scenario, based on the economy study scenario, which provides 670 homes per annum over the plan period for the next 15 years, a total of 10,050 homes.
- The 10-year migration trend scenario: Makes provision for the lowest housing growth scenario from the SHMA, the 10-year migration trend scenario, which provides 468 homes per annum over the plan period for the next 15 years, a total of 7,020 homes.

H.3 A summary of assessment results is given below and in **Table H.1:.**

The Draft Local Plan now makes provision for at least 12,160 additional dwellings between 2022 and 2038 (760 dwellings per year). This reflects the objectively assessed need plus a 5% buffer to ensure choice. This has been assessed in Chapter 4 It is important to note that the baseline has changed since the SA of Issues

and Options. In particular, while 760 dwellings per year is higher than the other options, it reflects the objectively assessed need, which was previously understood to be 600 homes per year.

H.4 Given the introduction of the standard methodology for calculating housing need, the options previously considered are no longer considered to be reasonable. Nevertheless, they are presented here for completeness.

Summary of Results

H.5 Mixed effects were identified with regards to SA Objective 1 (Education), SA Objective 2 (Services) and SA Objective 5 (Health) as additional housing may put existing services and facilities under additional pressure, although this may also provide additional funding for new and improved facilities. Such effects are expected to be significant with regards to demographic and employment-led scenarios, due to the larger amount of housing that would be provided through these. Similarly, mixed effects were recorded with regards to SA Objective 9 (Greenhouse Gas Emissions) and SA Objective 13 (Air Quality), as although additional housing will lead to increased energy demand and an increased number of cars on the road, housing development may provide funding for public transport improvements.

H.6 The demographic-based scenario option would meet the objectively assessed housing need for the Borough, based on demographic projections and adjusted for affordability at the time it was originally assessed. This was deemed the most suitable approach through the SHMA work and would provide a sufficient number of homes to meet local need, including affordable homes, resulting in significant positive effects with regards to SA Objective 3 (Housing Provision).

H.7 The alternative economic-led growth scenario would provide more homes than the objectively assessed housing need for the Borough (at the time of assessment), and would therefore be likely to result in a significant positive effect with regard to SA Objective 3 (Housing Provision). Whilst the SHMA identifies a greater housing need for Hertsmere under the employment-led scenario, the overall housing need across the HMA is lower than the demographic-led projections. The SHMA states that there are '*strong labour market inter-relationships between the local authorities within the HMA*' and that '*it would be artificial to seek to balance growth in employment and labour supply within the confines of somewhat arbitrary boundaries of individual administrative authorities*', therefore there is no need to adjust housing need to support this level of economic growth.

H.8 The SHMA considers that the alternative 10-year migration trend scenario is deemed to be less robust as it does not account for the changing age structure of the population and the effect this might have on migration, or the inter-relationship with how London's population is expected to change. In addition, it is thought that migration figures may have historically been underestimated; therefore projections based on more recent data are likely to be more reliable. As such, this scenario is likely to provide less housing than the identified need within the Borough and would likely cause a housing supply shortfall. Therefore, it would likely have a minor negative effect with regard to SA Objective 3 (Housing Provision).

H.9 Mixed effects were identified with regards to SA Objective 6 (Soil and Minerals), as all scenarios are likely to require development on both greenfield and brownfield land.

H.10 Negative effects were identified in relation to most other environmental objectives, including SA Objective 7 (Historic Environment), SA Objective 8 (Landscape), SA Objective 10 (Biodiversity and Geodiversity) and SA Objective 12 (Flooding). Due to the constrained nature of the Borough and the scale of development required, development is likely to be in proximity to receptors that will be affected by this. Larger housing requirements are more likely to lead to significant negative effects on these objectives, due to the greater land-take required.

H.11 The scale of housing provision for all of the options will require high levels of energy use during construction and operation. The greater the number of homes to be delivered, the higher the overall increase in energy consumption. As such, the demographic-based and economic-led scenarios are assessed as having significant negative effects on this objective. As the 10-year migration trend scenario will provide the lowest number of homes, minor negative effects have been recorded. However, these effects are uncertain as energy efficiency will depend on the layout and design of development.

H.12 All scenarios are expected to have positive effects on the economy, as they will bring additional workforce to the area, which may in turn attract more businesses. Short-term jobs will also be created through construction of new developments.

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Table H.1: Summary of SA scores for the housing provision options

	SA1: Education	SA2: Services	SA3: Housing Provision	SA4: Community Cohesion	SA5: Health	SA6: Soil and Minerals	SA7: Historic Environment	SA8: Landscape	SA9: Greenhouse Gas Emissions	SA10: Biodiversity and Geodiversity	SA11: Water Quality and Quantity	SA12: Flooding	SA13: Air Quality	SA14: Energy Efficiency	SA15: Economy
Demographic-based scenario	++?/--?	++?/--?	++	0	++?/--?	+/-	--?	-?	++?/--	--?	-?	-?	++?/--	--?	+
Economic-led scenario	++?/--?	++?/--?	++	0	++?/--?	+/-	--	--?	++?/--	--	--?	--?	++?/--	--?	++?
10-year migration trend scenario	+?/-?	+?/-?	-	0	+?/-?	+/-	-?	-?	+?/-	-?	-?	-?	+?/-	-?	+?

Additional Housing Requirements

H.13 A summary of the assessment results is presented below and in **Table H.2:**.

Affordable Housing

H.14 The Issues and Options document proposed that 35-40% of new homes should be provided as affordable housing within larger developments. This is in line with the current local plan, particularly Core Strategy policy CS4. Whilst the definition of 'larger developments' is not given in the Issues and Options document, the Core Strategy policy CS4 states that all housing developments of 5 or more homes, or over 0.2 hectares should provide affordable housing. If this threshold is to be carried forward to the new local plan, it is expected that this will provide sufficient affordable housing –currently understood to be 434 dwellings per annum as identified in the SHMA. This has resulted in uncertain significant positive effects with regards to SA Objective 3 (Housing Provision). The provision of affordable housing may also help in directly addressing deprivation by securing housing for people who cannot compete in the local housing market. This may help to ensure that those people have a decent home, which would contribute to their health and wellbeing. As such, minor positive effects are expected in relation to SA Objective 4 (Community Cohesion) and SA Objective 5 (Health). This proposed approach is not relevant to any of the other SA objectives.

This is still considered to be reasonable and the Draft Local Plan requires residential developments of over 10 units or 0.5 hectares to provide for 40% affordable housing.

Self-build Housing

H.15 The Issues and Options document proposed that, within larger developments, land should be available for up to 10% new housing to be self-build homes. Whilst the document states that the Council already has a register of people wanting to buy a self-build plot, it is not known how many are on the register or whether or not this requirement will meet those needs. It is also not known what would be considered a 'larger development'. Nevertheless, this proposed approach is expected to have minor positive effects with regards to SA Objective 3 (Housing), as it will contribute to ensuring a mix of housing and may help those who wish to build housing to meet their own specialist needs. This proposed approach is not relevant to any of the other SA objectives.

This is still considered to be reasonable, although the Draft Local Plan does not set a specific target for self-build housing. The option to encourage self-build and custom-build homes without setting a particular target is assessed through the assessment of Policy H9.

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Table H.2: Summary of SA scores for the additional housing requirements options

	SA1: Education	SA2: Services	SA3: Housing Provision	SA4: Community Cohesion	SA5: Health	SA6: Soil and Minerals	SA7: Historic Environment	SA8: Landscape	SA9: Greenhouse Gas Emissions	SA10: Biodiversity and Geodiversity	SA11: Water Quality and Quantity	SA12: Flooding	SA13: Air Quality	SA14: Energy Efficiency	SA15: Economy
Affordable Housing	0	0	++	+	+	0	0	0	0	0	0	0	0	0	0
Self-build Housing	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Jobs and Prosperity

H.16 The Issues and Options document made provision for 9,000 jobs over the plan period for the next 15 years. This is the employment-led scenario , which is the preferred scenario from the South West Hertfordshire Economic Study . Two reasonable alternative options were identified in relation to the housing provision figures for Hertsmere:

- The labour supply scenario: Makes provision for approximately 7,300 total jobs growth over the plan period.
- The higher growth scenario: Makes provision for approximately 9,100 total jobs growth over the plan period.

H.17 The Economy Study also sets out a lower 'Past Completions' scenario. However, this has not been assessed as it was considered to give an unrealistic view of future demand (i.e. it is not a reasonable alternative), due to the slow employment growth over the past few years and limited amount of B class new build development.

H.18 A summary of assessment results is given below and a summary of the SA scores for employment provision options are presented in **Table H.3:**.

These options have now been updated and an additional 'trend-based scenario' added. These are assessed in Chapter 4.

Summary of Results

H.19 Mixed effects were also identified with regards to SA Objective 6 (Soil and Minerals), as all scenarios are likely to require development on both greenfield and brownfield land. Similarly, mixed effects were recorded with regards to SA Objective 9 (Greenhouse Gas Emissions) and SA Objective 13 (Air Quality), as although additional job growth will lead to increased energy demand and an increased number of cars on the road, employment development may provide funding for public transport improvements and may increase the accessibility of employment sites, thereby decreasing car use. Generally, effects are more likely to be significant with regards to the employment-led and higher growth scenarios, as they would provide for more jobs, therefore they are likely to require greater land take and result in more vehicle movements, through people driving to work or the coming and going of deliveries or industrial traffic. However, greater employment growth may also increase accessibility of employment, meaning that the population do not have to travel so far to work and development may also provide more funding opportunities for sustainable transport.

H.20 Negative effects were identified in relation to most other environmental objectives, including SA Objective 7 (Historic Environment), SA Objective 8 (Landscape), SA Objective 10 (Biodiversity and Geodiversity) and SA Objective 12 (Flooding). Due to the constrained nature of the Borough and the scale of development required, development is likely to be in proximity to receptors that will be affected by this. Larger amounts of employment development are more likely to lead to significant negative effects on these objectives, due to the greater land-take required. Similarly, negative effects were identified in relation to SA Objective 11 (Water Quality and Quantity) as employment development could place increased pressure on sewage infrastructure and potable water supply, with larger amounts of employment development being more likely to lead to significant negative effects due to this increased pressure.

H.21 Construction of employment sites will require high levels of energy use, and businesses are likely to use substantial amounts of energy in their normal operations. The employment-led and higher growth scenarios are likely to lead to higher energy consumption, therefore they are assessed as having significant negative effects on this objective. As the labour supply scenario will provide the lowest number of jobs, minor negative effects have been recorded. However, these effects are uncertain as energy efficiency will depend on the layout and design of development.

H.22 The selected option would provide the required job growth provision in the Borough, based on employment forecasts. This was deemed the most suitable approach through the Economic Study work. As such, this approach would provide a suitable number of jobs resulting in significant positive effects with regards to SA Objective 15 (Economy). Similarly, the alternative higher growth scenario would also provide the required job growth provision within the Borough, as determined by the Economic Study, and therefore likely to result in a significant positive effect with regard to SA Objective 15 (Economy). On the other hand, the labour supply scenario provides for less than the required need and therefore was identified to likely have a minor negative effect with regard to SA Objective 15 (Economy).

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Table H.3: Summary of SA scores for the employment provision options

	SA1: Education	SA2: Services	SA3: Housing Provision	SA4: Community Cohesion	SA5: Health	SA6: Soil and Minerals	SA7: Historic Environment	SA8: Landscape	SA9: Greenhouse Gas Emissions	SA10: Biodiversity and Geodiversity	SA11: Water Quality and Quantity	SA12: Flooding	SA13: Air Quality	SA14: Energy Efficiency	SA15: Economy
Employment-led scenario	0	0	0	0	0	+/-	--?	--?	++?/--?	--?	--?	--?	++?/--?	--?	++
Labour supply scenario	0	0	0	0	0	+/-	-?	-?	+?/-?	-?	-?	-?	+?/-?	-?	-
Higher growth scenario	0	0	0	0	0	+/-	--?	--?	++?/--?	--?	--?	--?	++?/--?	--?	++

Development Approaches

H.23 Five potential development approaches were appraised in the Issues and Options document:

- Option 1: Redevelopment of urban brownfield sites.
- Option 2: Growth through new garden suburbs.
- Option 3: Supporting larger rural communities and growth of key villages.
- Option 4: Meeting the needs of other villages.
- Option 5: New garden village.

H.24 Each option only provides for a limited number of homes and therefore the Council confirmed that multiple options will need to be taken forward in order to meet the full objectively assessed housing need. A summary of likely effects is given below and in **Table H.4:**.

The Draft Local Plan includes sites relating to all of these development approaches, with greatest growth allocated through 'growth through new garden suburbs', 'supporting larger rural communities and growth of key villages' and 'new garden village'. These approaches were only linked to strategic sites, with many smaller, non-strategic sites not exactly fitting into these categories.

Summary of Results

H.25 Each of the five options presented in the Issues and Options version of the Local Plan received a significant positive effect for SA Objective 1 (Education). This was due to the fact that each option seeks to provide additional primary and/or secondary school places, and in some cases at least one new primary or secondary school.

H.26 Each of the five options presented in the Issues and Options document was given a significant positive effect for SA Objective 2 (Services). This is partly due to the fact that each option makes provision for a range of services including education, healthcare, open space, leisure, recreation and community facilities. Proposed improvements to pedestrian/cycle connectivity, bus services and local and wider strategic highway networks under each of these options, also contribute towards the significant positive effect for this objective.

H.27 All of the options are expected to have a significant positive effect on SA Objective 3 (Housing Provision), due to the nature of the proposed development which would help provide new homes to meet the identified need in the District. It is assumed that new housing developments will include an appropriate proportion of affordable housing and a mix that meets local needs. Sites that would provide 11 homes or more in urban areas and those which would provide 6 homes or more in rural areas are expected to provide affordable housing in line with national affordable housing thresholds and therefore are likely to have a significant positive effect.

H.28 Option 5 received an uncertain significant positive effect because it proposes the development of a new garden village, which is likely to have a longer lead-in time. As such, housing might not be able to be provided through this option until later in the plan period or beyond.

H.29 All five options received a significant positive effect for SA Objective 4 (Community Cohesion), due to each of them being located within one of the 20% most deprived areas in terms of barriers to housing and services . With regard to crime prevention, the effect of development will not be influenced by the location of the site allocated through the Local Plan but by the detailed proposals for each. Option 5 proposes the development of a new garden village, which creates greater opportunities to design out crime.

H.30 Each of the five options was given a significant positive effect for SA Objective 5 (Health). This is because each option states that provision will be made for additional healthcare as well as leisure and recreation facilities.

H.31 Improvements to pedestrian and cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improved public transport services, may reduce inequalities by enhancing accessibility and reducing reliance on the private car.

H.32 No significant effects were identified in relation to SA Objective 6 (Soil and Minerals). All but one of the options (Option 1) received a minor negative effect due to the fact that development within these sites would most likely result in a loss of greenfield land. Additionally, a very large proportion of the Borough is located within a Minerals Safeguarding Area, therefore all options may sterilise mineral resources. Option 4 received an uncertain minor negative effect because its actual effect will depend on the exact location of development, as some areas of search are outside of the Minerals Safeguarding Area. Option 1 received a minor positive effect because it seeks to maximise redevelopment of brownfield land.

H.33 With regards to SA Objective 7 (Historic Environment) all options include areas of search that are located within close proximity to Listed Buildings, archaeological sites and in some cases Conservation Areas. Development is generally expected to have a negative effect on these features as it may harm the features themselves or their settings. The effect is uncertain because the actual effect will depend on the location, scale, design and layout of the new development. This negative effect is considered minor for all options, except

Option 5, as, due to the scale of development, it is considered that significant negative effects, such as development on, or within the setting of, an archaeological site is likely to be unavoidable.

H.34 Option 1 has been identified as having mixed positive and negative uncertain effects, as it may lead to regeneration of degraded land, which could improve the settings of historic and heritage assets.

H.35 Option 5 received a significant negative but uncertain effect for SA Objective 8 (Landscape). This is because Option 5 proposes the development of a new garden village, which will have a significant effect on the landscape due to its scale and location in a rural area. Although development of a garden village will result in a loss of Green Belt land, its design and the enhancement of green infrastructure could help to avoid coalescence with surrounding settlements and ensure an attractive settlement in-keeping with the character of nearby settlements.

H.36 Option 1 received a mixed minor positive and negative effect. This is because the redevelopment of brownfield sites will involve a significant increase in densities in central locations, which could have an adverse effect on the quality of the townscape. Alternatively, redevelopment of brownfield land could enhance townscape by regenerating urban areas. In addition, the development of brownfield sites helps safeguard the countryside and landscape by reducing the extent to which greenfield and Green Belt land needs to be built on.

H.37 All other options are assessed as having minor positive effects on this SA objective.

H.38 Option 1 received a mixed significant positive and negative effect with regards to SA Objective 9 (Greenhouse Gas Emissions). This is due to the fact it makes provision for pedestrian/cycle connectivity, bus services and electric charging points, but the development of up to 3,000 homes is expected to increase the amount of cars on the road overall. Option 5 on the other hand received a mixed minor positive and significant negative but uncertain effect. The reason it did not receive a significant positive effect is that unlike Option 1, it does not make provision for electrical charging points and is not located on brownfield land within close proximity to a range of services. Option 5 proposes the development of a new garden village, giving it an uncertain effect as details of public transport links are not known at this stage.

H.39 All other options are assessed as having a mixed minor positive and negative effect on this SA objective.

H.40 Option 5 received a mixed minor positive and significant negative but uncertain effect for SA Objective 10 (Biodiversity and Geodiversity). This is due to the area of search being located within close proximity to a number of designated nature conservation sites, which may be lost, damaged or degraded as a result of development. Yet this option states that enhancements will be made to green infrastructure, which may enhance areas of habitat. The effect is uncertain as it depends on the exact location and detailed design proposals of development. The remaining options (with the exception of Option 1) received a mixed minor positive and negative but uncertain effect. Option 1 received a minor positive effect as development on brownfield land is less likely to be within or near to a sensitive biodiversity site.

H.41 All other options are assessed as having a mixed minor positive and negative, but uncertain, effect on this SA objective.

H.42 No significant effects were identified in relation to SA Objective 11 (Water Quality and Quantity). For all options, it is uncertain how sufficient wastewater infrastructure will be provided and how sufficient water will be provided, given the limited water supply in the Borough. Options 1, 2, 3 and 4 received a minor negative but uncertain effect, as these options also include areas of search within or near to Source Protection Zones.

H.43 Option 5 received a mixed (minor positive and minor negative) effect. This is because, although all issues relating to Options 1, 2, 3 and 4 above apply, the scale and nature of a new garden village is likely to provide funding for new infrastructure and will allow the whole development to be planned in a comprehensive manner, taking into account the challenges of water supply and treatment.

H.44 Option 5 received a minor negative effect for SA Objective 12 (Flooding) because the development of a new garden village is expected to significantly increase the amount of impermeable surfaces, reducing the drainage ability of the ground. Option 1, on the other hand received a negligible uncertain effect because the redevelopment of brownfield sites is not likely to result in an increase in surface water flooding, although this depends on the existing permeability and location of brownfield land. The remaining options received a minor negative uncertain effect, as there is potential for small areas of development to be located in Flood Zones 2 or 3.

H.45 Option 1 received a mixed significant positive and minor negative but uncertain effect for SA Objective 13 (Air Quality). This is because Option 1 makes provision for more sustainable transport modes and focuses on redevelopment of urban brownfield sites, which are more likely to be located near existing services and facilities, therefore reducing the need to travel by car. It also provides for electric vehicle charging points, which may encourage the use of electric vehicles. However, the development of up to 3,000 homes is expected to increase the number of cars on the road. Furthermore, the industrial development proposed by this

option may also have an adverse effect on local air quality. The uncertainty is due to the fact it is unknown whether these brownfield sites will be located in Air Quality Management Areas (AQMAs) and what the industrial uses will be. Options 3 and 5 received a mixed minor positive and negative effect, while the Options 2 and 4 received a mixed minor positive and negative but uncertain effect, as they propose improvements to the wider strategic highway network.

H.46 With regards to SA Objective 14 (Energy Efficiency), energy use will largely be influenced by design, layout and construction methods, therefore the influence of the location/distribution of development on this SA objective is considered to be negligible.

H.47 All but one of the options (Option 2) received a significant positive effect for SA Objective 15 (Economy). This is due to each option proposing the development of a neighbourhood/village centre or in some cases, commercial and industrial development. Additionally, Option 5 proposes the development of a new office / high tech business park while Option 3 states that the extension of either village could incorporate additional local employment opportunities. Each option would include high speed broadband network improvements. Effects of Options 3 and 4 are uncertain as these options may only provide employment via new services and facilities (rather than larger business/employment sites) . Option 3 includes 'potential' expansion of local business parks and Option 4 includes 'potential' business growth around South Mimms Services, therefore it is not guarantees that such business growth would be delivered. Option 2 received a minor positive effect as new employment opportunities are expected to be limited in number.

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Table H.4: Summary of SA scores for potential development approaches

	SA1: Education	SA2: Services	SA3: Housing Provision	SA4: Community Cohesion	SA5: Health	SA6: Soil and Minerals	SA7: Historic Environment	SA8: Landscape	SA9: Greenhouse Gas Emissions	SA10: Biodiversity and Geodiversity	SA11: Water Quality and Quantity	SA12: Flooding	SA13: Air Quality	SA14: Energy Efficiency	SA15: Economy
Option 1: Redevelopment of brownfield sites	++	++	++	++	++	+	+/-/?	+/-	++/--	+?	-?	0?	++/-/?	0	++
Option 2: Growth through new garden suburbs	++	++	++	++	++	-	-?	-?	+/-/?	+/-/?	-/?	-?	+/-/?	0	+
Option 3: Supporting larger rural communities – growth of key villages	++	++	++	++	++	-	-?	-?	+/-	+/-/?	-/?	-?	+/-	0	++?
Option 4: Meeting the needs of other villages	++	++	++	++	++	-?	-?	-?	+/-/?	+/-/?	-/?	-?	+/-/?	0	++?
Option 5: New garden village	++	++	++?	++	++	-	--?	--?	+/--/?	+/--/?	+/-	-	+/-	0	++

Appendix I

Reason for Selecting the Preferred Approach in Light of Reasonable Alternatives

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Table I.1: Reasons for selecting options and not taking forward reasonable alternatives

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
Housing provision options		
760 homes per annum – local housing need plus 5% buffer	Yes	Paragraph 61 of the NPPF states that "to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance". The standard method introduced by the government uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The figure is calculated using the baseline household growth projections (2014) with an adjustment applied to take account of affordability. An additional 5% buffer was applied to ensure choice and competition in accordance with paragraph 74 of the NPPF. The minimum number of houses expected to be planned for in Hertsmere was calculated to be 760 per annum or 12,160 homes across the plan period 2022 to 2038. The South West Herts Local Housing Needs Assessment concludes that there are no exceptional circumstances which would justify deviation from the standard method within South West Hertfordshire.
600 homes per annum – demographic-based scenario	No	Given the introduction of the standard methodology for calculating housing need, and the requirement for local authorities to calculate the minimum number of houses needed through the standard methodology (set out in the national planning guidance), the options previously considered under the SHMA are no longer viable. Prior to the introduction of the standard methodology the Council had used the SHMA to calculate an objectively assessed housing need figure with three different scenarios assessed. The demographic scenario is based on the approach set out within the PPG. This took the latest population and household projections as a starting point, then considered adjusting this to take account of market signals, evidence of affordable housing need or to support expected growth in the economy. The SHMA concluded that the demographic based scenario would significantly boost housing delivery and should improve affordability. Therefore, the demographic-based scenario was previously considered to be the preferred scenario and was used as the Issues and Options document housing provision figure, prior to the introduction of the standard methodology.
670 homes per annum – economic-led scenario	No	Given the introduction of the standard methodology for calculating housing need, and the requirement for local authorities to calculate the minimum number of houses needed through the standard methodology (set out in the national planning guidance), the options previously considered under the SHMA are no longer viable. Prior to the introduction of the standard methodology the Council had used the SHMA to calculate an objectively assessed housing need figure with three different scenarios assessed. The economic-led scenario is based on various employment rates and scenarios utilising the econometric forecasts from Cambridge Econometrics and forecasts from Oxford Economics East of England Forecast

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
		Model. This scenario might lead to higher net migration, leading to a slightly higher need of 670 homes per year. The Council considers this scenario to be unrealistic given the interrelationship between the boroughs within the HMA, in that many people travel to work across local authority boundaries. Over the HMA as a whole the employment-led scenario produced a lower number than the demographic projection, and it was agreed across all of the commissioning authorities that there was no robust evidence for seeking to adjust assessed housing need for individual authorities within the HMA to take account of economic factors. Therefore, the economic-led scenario was not taken forward.
468 homes per annum – 10-year migration trend scenario	No	Given the introduction of the standard methodology for calculating housing need, and the requirement for local authorities to calculate the minimum number of houses needed through the standard methodology (set out in the national planning guidance), the options previously considered under the SHMA are no longer viable. Prior to the introduction of the standard methodology the Council had used the SHMA to calculate an objectively assessed housing need figure with three different scenarios assessed. With regard to the 10-year migration trend scenario, the SHMA concluded that the migration based projections were not as technically robust as the Sub-National Population Projections used for the demographic scenario. Therefore, the 10-year migration trend scenario was not taken forward.
Additional Housing Requirements		
35-40% of new homes should be provided as affordable housing within larger developments	Yes	The Local Plan will seek to deliver at least 4,260 affordable homes across the borough this will be achieved by requiring all major development to make a minimum on-site provision of 40% affordable. This will ensure that sufficient supplies of affordable homes are made available to local residents, whilst ensuring that sites remain viable. No reasonable alternatives were identified given that the SW Herts LHNA identifies a need for 356 affordable units per year in Hertsmere alone, equating to around 6,000 homes over the plan period. .
Within larger developments, land should be available for up to 10% new housing to be self-build homes	Yes	The council keeps, as required, a register of those seeking to acquire serviced plots of land in order to build their own home. The requirement for a small number of self-build plots to be made available on the largest strategic sites and encouragement for self-build proposals to come forward on suitable sites elsewhere will respond to the identified demand although given the limited number of individuals on the Council's register, the proposed policy in the Local Plan (H9) allows for such plots to be sold on the open market, if they have not been sold within 12 months or built out within three years of purchase.
Jobs and Prosperity		

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
33,900 jobs over the plan period for the next 15 years – investment-based scenario	Yes	The Economic study recognised the need to capitalise on the expected growth in film and tv production. This scenario includes the figures set out within the trends based scenario for approximately 28,000 jobs by 2038, within the South West Hertfordshire FEMA, but includes an additional 60ha employment land in Borehamwood to meet national and regional demand for the screen sector, which is already a strong industry in Hertsmere. As a result the anticipated amount of jobs created will be approximately 33,900 within the FEMA, this will equate to about 10,850 jobs within Hertsmere by 2038, resulting in an additional 5,900 jobs in Hertsmere. The Council has decided to take this scenario forward due to the additional benefits that this could bring for economic recovery and the opportunity to create a location of regional and national significance for the film and media sector building on the current success of the existing studios (BBC Elstree and Elstree Studios) and the new studio (Sky Elstree). This will help to ensure that Hertsmere fully capitalises on the predicted growth with the estimated requirement for additional film and studio space being between 1.6 to 1.9 million sqft (Lambeth Smith Hampton 2018). Furthermore, by incorporating the requirements set out within the trends-based scenario the Council has ensured that suitable consideration has been given to the demand from more traditional employment sectors for office, industrial and warehousing space.
28,000 jobs over the plan period for the next 15 years – trends-based scenario	No	This is one of four scenarios assessed as part of the work conducted by Hatch Regeneris (2019 South West Herts Economic Study Update). The trend based scenario is derived from looking at the future demand for employment space based on past rates of net take-up. This scenario sees South West Hertfordshire FEMA create approximately 28,000 jobs by 2038, an indicative breakdown was provided and this equates to approximately 4,950 jobs within Hertsmere by 2038. The Economic Study concludes that the trend based scenario is the preferred scenario as it is consistent with past trends in take –up off office space and employment space, and would support growth within the priority sectors. It is also considered to be the only scenario that would not risk imposing significant constraints on economic growth within the industrial and warehousing sectors. The Economic Study references the need to capitalise on the expected growth in media sector. However, tv and film studios sit outside the scope of the study and where not counted towards meeting the need for office/industrial space. The level of economic growth anticipated within this scenario does not fully encapsulate the economic opportunities available within the media sector and instead focuses on the more traditional employment uses. Hence, the trends-based scenario was not taken forward.

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
8,400 jobs over the plan period for the next 15 years – employment-led scenario	No	This is one of four scenarios assessed as part of the work conducted by Hatch Regeneris (2019 South West Herts Economic Study Update). The employment led scenario uses an adjusted EEFM forecasts to assess the future demand for employment floorspace and land. This scenario sees South West Hertfordshire FEMA create approximately 8,400 jobs by 2038, an indicative breakdown was provided and this equates to approximately 1,050 jobs within Hertsmere by 2038. The employment led scenario suggests a much lower level of growth overall than the other three scenarios with the requirements for industrial/warehouse space significantly reduced. The study concludes that the low level of growth is considered to be an unrealistic assessment of future growth prospects across SW Herts as it is inconsistent with market trends, past levels of take up for industrial space, and would risk imposing significant constraints of growth potential. Therefore the employment-led scenario was not taken forward.
20,700 total jobs growth over the plan period – labour supply scenario	No	This is one of four scenarios assessed as part of the work conducted by Hatch Regeneris (2019 South West Herts Economic Study Update). The labour supply scenario assesses how employment might change in light of the projected growth in an area's resident workforce. This scenario sees South West Hertfordshire FEMA create approximately 20,700 jobs by 2038, an indicative breakdown was provided and this equates to approximately 3,850 jobs within Hertsmere by 2038. The labour supply scenario draws on demographic predictions from the 2019 LHNA, and, makes assumptions about the relationship between future population and jobs growth. The study concludes that the number of jobs created within South West Herts as a result of increases in population includes a significant level of uncertainty due to difficulties in modelling commuter patterns. Given significant changes to commuting patterns are likely to happen as a result of changing work behaviors and Covid-19. The use of employment growth predictions based on commuter flows would likely result in a greater degree of uncertainty than other methodologies used. Therefore the labour-supply scenario was not taken forward.
17,800 total jobs growth over the plan period – higher growth scenario	No	This is one of four scenarios assessed as part of the work conducted by Hatch Regeneris (2019 South West Herts Economic Study Update). The higher growth scenario is also an employment led scenario but assumes a higher rate of growth. This provides an additional check on consistency of growth projections and looks at how planned investment may lead to higher levels of growth. This scenario sees South West Hertfordshire FEMA create approximately 17,800 jobs by 2038, an indicative breakdown was provided and this equates to approximately 5,150 jobs within Hertsmere by 2038. The higher growth scenario was used to review the employment led and labour supply scenarios. The higher growth scenario has been based on growth rates returning to estimated 2016 levels by 2022 once there is more certainty over Brexit. The study concluded that the consistently strong demand for industrial space in South West Herts was not accurately reflected within the higher growth scenario; given that demand was likely capped by current undersupply, and the growth of online shopping will likely increase demand for these facilities. The higher-growth scenario was not taken forward as the spatial distribution

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
		was inconsistent with market trends and future industrial requirements. This scenario could potentially impose constraints on demand and fail to maximise the locational benefits of Hertsmere and South West Herts.
Development Approaches		
Redevelopment of brownfield sites	Yes	The Local Plan will continue to prioritise the delivery of homes and jobs within the existing built up areas of Borehamwood and Elstree, Bushey, Potters Bar and Radlett, making as much use as possible of brownfield sites. Densities will be optimised to make the most efficient use of land with the scale, type and appearance of development reflecting local context and character, particularly outside of central urban areas. Development within these urban locations will benefit from accessibility to existing services and sustainable modes of transport, reducing the need to travel and contributing to increasing climate change resilience. This development approach will bring forward over 2,750 homes by 2038 (including a windfall site allowance). Whilst the council will continue to focus on bringing forward brownfield land for redevelopment, the plan recognises that the level of growth required cannot be solely supported through this approach and other development approaches are required. There are insufficient, available brownfield sites to achieve this, as evidenced in the Housing and Economic Land Availability Assessment (HELAA) with the Elstree Way Corridor, already 50% built out. Were more sites to become available, densities would need to increase to inner London levels to accommodate the identified level of housing need. This would have an unacceptable impact on the character and appearance of towns and villages in Hertsmere.
New sustainable neighbourhoods	Yes	The policies and proposals in Local Plan will support sustainable growth in Borehamwood and Elstree, Bushey, Potters Bar and Radlett through the creation of new well designed and attractive neighborhoods' linked by public transport, cycling and walking networks to existing communities. The largest of these will deliver on-site infrastructure to meet the needs of these growing settlements; at least one such new neighbourhood in each settlement should be of a scale which supports the provision of on-site infrastructure. A range of site sizes will however ensure choice in each settlement and the delivery of sufficient new homes in the early years of the plan period. This development approach will bring forward over 6,000 homes by 2038, with a significant proportion of this being brought forward on larger strategic sites that are located on periphery of the 4 main settlements within Hertsmere. These sites will be required to provide onsite infrastructure including education, healthcare, recreational and local facilities. This development approach will ensure that suitable services

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
		are made available for both existing and future residents and will help to improve the accessibility and sustainability of the communities of which they will serve.
Supporting larger rural communities – growth of key villages	Yes	The Local Plan will deliver growth in the borough's main villages of Elstree, Shenley and South Mimms to create more sustainable and self-contained communities. Growth will be of a location, scale, type and design appropriate for the size and character of the existing villages and will pay particular regard to infrastructure capacity. As with the proposed neighbourhood extensions, the selection of sites to be allocated will reflect site availability and follow a rigorous process of assessing sites for their sustainability credentials. This development approach will bring forward approximately 850 homes by 2038, and will result in natural extensions to the three main villages within Hertsmere. Development will be focused within or close to the existing village boundaries and will help to bring increased investment to the village centres thereby increasing the viability of these settlements. Proposal will result in the upgrading and provision of new facilities including open space, local services and transport improvements. This approach will also ensure that a suitable mix of homes are made available within the smaller settlements, including disability, specialist, and affordable housing, to ensure that existing local residents and families have the opportunity to move into suitable accommodation which meets their needs.
Meeting the needs of other villages	Yes	The smaller villages and hamlets in the borough's green belt are of a scale and character where any significant amount of development would neither be acceptable in terms of local character nor consistent with the principles of sustainability given their lack of accessibility by sustainable modes of transport and absence of day to day facilities and services. However some limited opportunities for small scale residential development do exist and the increase in population which would result will help to maintain the longer term viability of these settlements, particularly where new affordable housing can be secured. This development approach will bring forward approximately 130 homes by 2038, and will be spread across 5 settlements. All development will need to be sensitive to its environment.. A very small proportion of the overall housing growth will be delivered through this approach to ensure that, where available, opportunities are taken to future proof and improve the quality of existing facilities within these small villages and hamlets. This approach will also ensure that a suitable mix of homes are made available within the smaller settlements, including disability, specialist, and affordable housing, to ensure that existing local residents and families within have the opportunity to move into suitable accommodation which meets their needs.
New settlement	Yes	To contribute to the overall levels of growth required, a new settlement to be known as Bowmans Cross providing for a self-sustaining, balanced new community will be delivered on land off Coursers Road, in the north east of the borough. The site selection process has identified this as the most suitable land to

Reasonable Alternative	Included in Draft Local Plan?	Reasons for Selecting Option or Otherwise
		be allocated for a new settlement; exceptional circumstances justifying its release from the green belt are considered to exist Including: the delivery of a very substantial number of new homes, including Affordable Housing, to meet locally identified needs; net zero carbon development; new primary and secondary schools; a new health centre; new local centres with shops and community facilities; a sustainable transport hub; extensive areas of new parkland, woodland and habitats; Improved access to countryside in the green belt; and local employment space Bowmans Cross will be comprehensively planned, and provide key infrastructure including for education, health, transport, open space, retail and leisure, as well as local employment opportunities. This development approach will bring forward approximately 2,400 homes by 2038, with a further 3,600 homes be delivered after this plan period. This approach will create a whole new sustainable settlement in the north western part of Hertsmere complete with onsite facilities including primary and secondary schools, healthcare practices, recreational and sport facilities, and local centres. This approach will reduce the pressure on the existing settlements to accommodate growth both within this local plan period and in the future, and will provide existing communities, including those outside of the borough, with new high quality facilities. The process will be carefully managed all the way through to completion, and will include a bespoke design code and masterplan. This will ensure that the development is high quality, distinctive, and is planned so as to protect the area's natural environment, minimise harm to the green belt, enhance the local community, and provide enhanced services and opportunities for neighbouring communities.