

impacts of pollution.

8. To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of physically accessible transport interchanges and other buildings.

9. To promote safe and healthy communities, respecting the diverse needs of the whole Borough.

10. To support businesses of all sizes and to help promote local skills, focusing on areas of deprivation, education and training.

11. To provide a planning framework which promotes sustainable and competitive economic performance, in support of jobs growth requirements.

12. To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments, which attract a large number of people toward the most accessible locations.

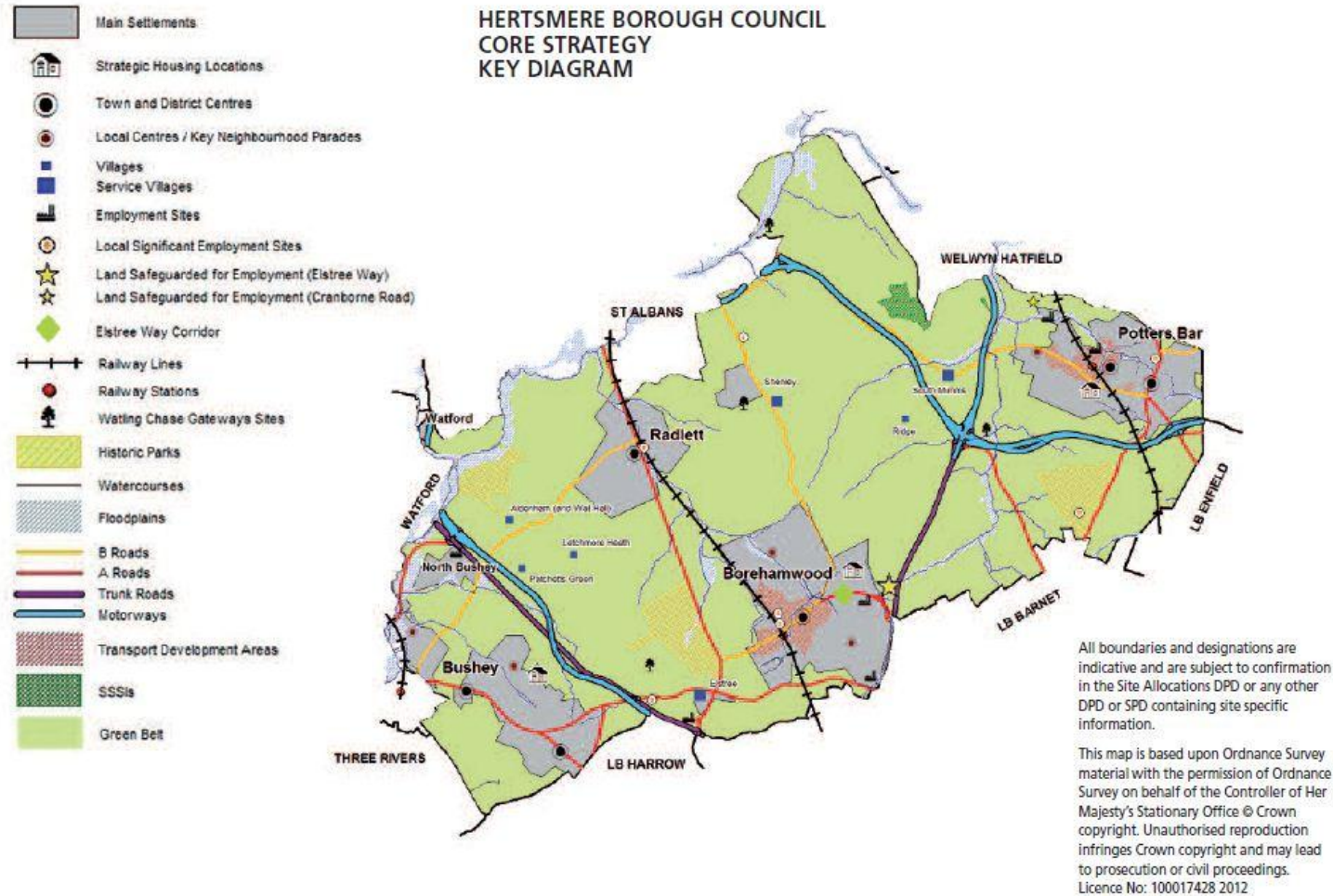
13. To protect and enhance local biodiversity.

14. To secure efficient land use through well-designed development reflecting the size, pattern and character of settlements in Hertsmere.

15. To promote rural diversification and through the Watling Chase Greenways Strategy, sustainable access to the wider countryside.

- 2.3.3 A settlement hierarchy is set out in the Core Strategy with Borehamwood as the principal town, followed by Potters Bar, Bushey and Radlett, then Shenley, Elstree and South Mimms. Development is directed to these settlements by the policies in the Core Strategy. The Council continues to have a five-year land supply of housing sites and it is not envisaged that any strategic or significant housing development in the Green Belt would need to be considered within the plan period.
- 2.3.4 The focus for employment will continue to be in town centres and in and adjacent to the Borough's designated Employment Areas, at land safeguarded for employment development. No need has been identified to allocate new areas of land for employment purposes and the Council will seek to direct significant new industrial and warehousing development to designated brownfield locations in Borehamwood, Potters Bar and Bushey. Major new office developments will be directed to town centres and other locations with good public transport accessibility and sufficient infrastructure.
- 2.3.5 The objectives, policies and content of the Core Strategy were subject to extensive consultation and community participation prior to adoption. In addition, an SA was prepared to test whether the policies being considered were consistent with the Council's sustainability objectives. These objectives consider a range of important social, economic and environmental issues which need to be met if the document is to be regarded as genuinely sustainable, as well as consistent with the wider aims of the Council's Community Strategy. The SA incorporated the requirements of the EU Strategic Environmental Assessment Directive and Habitats Directive and the recommendations put forward in the SA, influenced the final form of the policies in the Core Strategy.

Hertsmere Core Strategy 2013: Key Diagram.



2.4 The Hertsmere Local Plan 2003

- 2.4.1 Whilst the 2003 Local Plan will ultimately be replaced, some of the policies from it remain 'saved'. For example, policy M14 allocated land at South Mimms (Bignell's Corner) as a Special Policy Area relating to land where significant development has taken place at junction 23 of the M25, including motorway services. The SADMP DPD will take forward this allocation and replace the old policy with a new one. (The 2003 Local Plan does form an important part of the evidence base for SADMP DPD and this SA.)

2.5 Sustainable Development

- 2.5.1 The delivery of sustainable development underpins the UK planning system. The Government's National Planning Policy Framework - March 2012 (NPPF), requires planning policies, development plans and decisions on development proposals to be consistent with the principles of sustainable development. Sustainable development involves ensuring that when activities such as development takes place, a balance is made between what are often very different social, environmental and economic needs.

2.6 Requirement for Sustainability Appraisal and Strategic Environmental Assessment

What is a sustainability appraisal?

- 2.6.1 SA is mandatory under Sections 19(5) and 39(2) of the Planning and Compulsory Purchase Act 2004. It is used to ensure that the emerging plan helps to implement the principles of sustainable development through the integration of social, environmental and economic issues, and provides an opportunity to improve the plan or policy or to ensure that it is more effective in meeting the aims of sustainable development. The completion of an appropriate sustainability appraisal is one of the 'tests of soundness' by which Development Plan Documents will be judged when they are subject to an examination later on in the production process.

SA and Strategic Environmental Assessment

- 2.6.2 An environmental assessment is also required under European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the Strategic Environmental Assessment Directive). This environmental assessment is known as Strategic Environmental Assessment (SEA). In England the SEA Directive has been translated into The Environmental Assessment of Plans and Programmes Regulations 2004 ('the Regulations'). The requirements of the Directive are met by carrying out a Sustainability Appraisal, which promotes sustainable development through the integration of social, environmental and economic considerations into the plan preparation process. The SA Report must, however, show that the SEA Directive's requirements have been met and this is achieved through sign-posting the places in the SA Report where the information required by the directive is provided. This is provided in Table 2.1 below.

Table 2.1: Schedule of SEA Requirements

Requirements of the Directive and the Regulations	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapters 2, 4 and Appendix A
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapters 3 and 6
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapter 3
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapters 2 and 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Chapter 5 and Appendix D
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 5
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 6
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 6 and Appendix E
j) A non-technical summary of the information provided under the above headings	Non-technical Summary (at front of document)
Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	To be undertaken.
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	To be undertaken.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	N/A
Taking the environmental report and the results of the consultations into account in decision making	To be addressed at a later date

Requirements of the Directive and the Regulations	Where Covered in Report
Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available: The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation The measures decided concerning monitoring	To be addressed at a later date
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	To be addressed at a later date

2.7 The Need for Habitats Regulations Assessment (HRA)

- 2.7.1 Under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive), local planning authorities are required to assess the effects of land-use plans against the conservation objectives of designated European Sites and to ascertain whether it would adversely affect the integrity of that site. This requirement has been transcribed into UK legislation through regulation 48 of The Conservation (Natural Habitats &c) Regulations 1994 (as amended) and other Regulations and Guidance issued by government. European sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). These European designated sites are known collectively as Natura 2000 sites.
- 2.7.2 The need for HRA in Hertsmere Borough was considered during the preparation of the Core Strategy. This exercise concluded that as there are no Natura 2000 sites in Hertsmere or within reasonable proximity to the Borough which could trigger an HRA, there was no requirement to undertake such an assessment of the Core Strategy. As such, and on the basis that these circumstances have not changed HRA for the SADMP is not considered necessary.

3 Methodology and Baseline

3.1 Stages of SA/SEA

3.1.1 The Planning Advisory Service provides some guidance on SA (replacing the 2005 government guidance on 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents'). SA/SEA is an iterative process which should identify and report on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA/SEA is fully integrated into the plan-making process from the earliest stages, both informing and being informed by it.

3.1.2 The table below sets out the stages that could be adopted for an SA. Consultation on this document which accompanies the SADMP DPD, now represents Stage D of the process.

Table 3.1 – SA Stages

SADMP Stage 1: Pre-production – Evidence gathering	
SA stages and tasks	
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives.	
A2: Collecting baseline information.	
A3: Identifying sustainability issues and problems.	
A4: Developing the SA framework.	
A5: Consulting on the scope of the SA.	
SADMP Stage 2: Production – Prepare draft SADMP	
SA stages and tasks	
Stage B: Developing and refining options and assessing effects	
B1: Testing the SADMP objectives against the SA framework.	
B2: Developing the SADMP options.	
B3: Predicting the effects of the draft SADMP.	
B4: Evaluating the effects the draft SADMP.	
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	
B6: Proposing measures to monitor the significant effects of implementing the SADMP.	
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing SA Report.	
Stage D: Consulting on draft SADMP and Sustainability Appraisal Report	
D1: Public participation on the SA Report and the draft SADMP.	
D2: Assessing significant changes.	
D3: Making decisions and providing information.	
SADMP Stage 3: Adoption	
SA stages and tasks	
Stage E: Monitoring the significant effects of implementing the SADMP	
E1: Finalising aims and methods for monitoring.	
E2: Responding to adverse effects.	

3.2 Relevant Plans, Policies and Programmes

3.2.1 The plans, policies and programmes considered relevant to the SA for the Draft SADMP DPD are provided at **Appendix A** of this document. Notable changes to the initial detailed review of plans, policies and programmes as presented as part of the Core Strategy SA 2011 are:

- Publication of The National Planning Policy Framework in 2012 (replacing most Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs)).
- The Localism Act 2011 has been enacted.
- The East of England Plan has been revoked.

- The Core Strategy has been adopted and which has been subject to SA and is supported by a robust evidence base.

3.3 SADMP DPD Evidence Base

- 3.3.1 The Draft SADMP DPD draws on a comprehensive evidence base from the Core Strategy including - a Strategic Housing Land Availability Assessment (SHLAA), Viability study - Development Economics Study, Strategic Housing Market Assessment, Housing needs survey, Gypsy and Traveller accommodation needs survey, Identification of potential Gypsy and Traveller sites, Employment Land Reviews and Employment site allocations report, Retail topic paper, Town centres and shopping study, Green Spaces Study, Infrastructure topic paper, Strategic Flood Risk Assessment, Green infrastructure plans, Open space study and Faith Communities Needs Assessment.
- 3.3.2 In addition further evidence base papers have been prepared by HBC to inform preparation of the SADMP DPD relating to – Housing Allocations, Gypsy and Traveller Sites, Village Envelopes, Green Belt Sites Review and Transport Development Areas. The SA is able to draw on this evidence base to inform judgments about the significance of sustainability impacts.

3.4 Hertsmere Borough: Sustainability Baseline¹

- 3.4.1 The Core Strategy, associated evidence base documents and SA describe in detail the characteristics of the Borough, which is summarised here.
- 3.4.2 Hertsmere is a mainly rural Borough situated immediately to the north of London. 80% of the 38 square mile Borough is Green Belt land, with the four main settlements of Borehamwood, Bushey, Potters Bar and Radlett constituting the only urbanised areas - though substantial redevelopment of the former hospital site in the Green Belt has meant that the village of Shenley has taken on a more suburban character. The majority of the Borough's residents live in these settlements.
- 3.4.3 The Borough 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.
- 3.4.4 The current population of 100,000 is expected to grow to 116,500 in 2028. Within this the proportion of pensioners is expected to rise significantly. The Borough is not as diverse as its neighbouring areas of Watford and North London, but it is more so than most other parts of Hertfordshire. In Hertsmere around eighty two per cent of the population are white British, compared to the figure of just fewer than eighty nine per cent for Hertfordshire as a whole. One notable feature of Hertsmere is its relatively large Jewish population which has integrated well into the local community and which comprises 12% of the local population. There is also a growing south Asian community, making up almost 5% of the population.
- 3.4.5 Levels of deprivation amongst minority groups are low when compared to many urban areas. Hertsmere is generally prosperous and parts of the Borough are amongst the most affluent areas in the country. As a result life expectancy is good and house prices are well above the national average. However, there are some pockets of deprivation; Cowley Hill Ward in Borehamwood is one of the most deprived in Hertfordshire. The Council has a vision to implement new and improved security measures and provide updated/new visual features such as street furniture and planting which will help to create an improved quality of life for residents.
- 3.4.6 Although the increase in crime rates for household burglary and vehicle crime have been above the average rate for the Region in some years and fear of crime remains an issue, recorded crime is not at a high level in Hertsmere.

¹ Reference: Hertsmere Core Strategy 2013 and Hertsmere Borough Council

- 3.4.7 Hertsmere has a good number of jobs and in 2011 the level of unemployment stood at 2.5%. The knowledge-based sector is particularly strong and, although a number of major employers have chosen to locate in the Borough, Hertsmere has a high concentration of small businesses and entrepreneurs. An active film and television industry also exists around Borehamwood. However, the Borough is a net exporter of labour with 37% of the resident workforce commuting to London. This is due to the pull of London and nearby centres such as Hemel Hempstead and Welwyn Garden City.
- 3.4.8 The national and international economic downturn has affected Hertsmere and the unemployment rate, although low by national standards, has increased from just 2% in 2005. The withdrawal of Bradford and Bingley from Borehamwood in 2008, with the loss of over 300 jobs, demonstrated that the Borough is not immune from wider economic difficulties being experienced despite the relative buoyancy of the local economy.
- 3.4.9 The Borough has a number of retail centres. The most important and active being Borehamwood and Darkes Lane, Potters Bar, whilst Radlett and Bushey Heath are characterised by their specialist retail outlets. The main competition for these retail centres comes from Brent Cross, the Watford Intu Centre, Hatfield Galleria and London Colney Retail Park alongside town centres in neighbouring districts. The attraction of bigger centres has meant that prestigious non-food multiples are poorly represented in Hertsmere.
- 3.4.10 80% of the Borough is Green Belt and the Council attaches importance to the protection of this open land. The majority of the Borough is located within the Watling Chase Community Forest and despite its proximity to London, there is a predominantly rural character to much of the Borough. Other natural assets include Sites of Special Scientific Interest, Nature Reserves, Wildlife and Protected Species Sites, and three historic parks including Wrotham Park, south of Potters Bar.
- 3.4.11 Other localities in the Borough also feature historically and architecturally important areas and buildings. Hertsmere has over 330 listed buildings, gardens or structures, 16 Conservation Areas and four Scheduled Ancient Monuments. This historic fabric contributes to the character of the Borough's towns and villages. A new list of locally important buildings contains over 350 properties.
- 3.4.12 Borehamwood, Hertsmere's principal town, has an historic association with film and television production going back to the early part of the twentieth century. At one time there were six major studios located in and around the town, and the production of films such as Star Wars and the first three Indiana Jones films still acts as a source of pride. Currently there are three studios in Borehamwood, each still active in production for film and television.

3.5 Relevance of SA work undertaken by HBC to date

Generally

- 3.5.1 A substantial body of work relating to the SA of the Core Strategy has been undertaken. An SA of the Core Strategy was undertaken in November 2011² and subsequently updated in response to modifications required to be made to the Core Strategy following the Independent Examination into its soundness³. This has influenced the content and, therefore, the effect of the Core Strategy policies. Of particular relevance to the SADMP DPD are those Core Strategy policies relating to settlement hierarchy and the urban growth strategy. As such these policies have been found to be sustainable and it is not the purpose of the SADMP SA to re-test this.
- 3.5.2 Although the SADMP DPD is to be subject to SA/SEA, the SEA Directive makes provision for the avoidance of duplication where plans and programmes form part of a hierarchy.

"Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy....." Article 4(3)

² Hertsmere Borough Council, Revised Core Strategy Development Plan Document, Sustainability Appraisal Report, November 2011

³ Hertsmere Revised Core Strategy, Proposed Main Modifications, Sustainability Appraisal Note, August 2012

3.5.3 Clearly the SADMP DPD forms part of a hierarchy of plans where robust SA has been undertaken for the Core Strategy. The Core Strategy SA is therefore considered to be relevant in the assessment of policies within this plan.

3.5.4 The SADMP SA will be concerned with:

- Ensuring that the site allocations that are ultimately put forward in the DPD are found to accord with Sustainability Objectives and that consideration is given to any reasonable alternatives;
- Ensuring that the development management policies promote and support the Sustainability Objectives described below.

Sustainability Objectives

3.5.5 The Core Strategy SA identifies Sustainability Objectives for the Borough. All future Development Plan Documents (DPD) and associated SAs need to have regard to, or be consistent with, these objectives. They are set out in Table 3.2 below:

Table 3.2: Sustainability Objectives

<i>Social</i>	
1.	<i>To improve educational achievement, training and opportunities for lifelong learning and employability</i>
2.	<i>To ensure ready access to essential services and facilities for all residents</i>
3.	<i>To improve the quality and affordability of housing</i>
4.	<i>To reduce poverty and social exclusion and promote equality of opportunities</i>
5.	<i>To reduce and prevent crime, fear of crime and anti-social behaviour</i>
6.	<i>To improve the population's health and reduce inequalities both geographically and demographically</i>
<i>Environmental</i>	
7.	<i>To make the most efficient use of previously developed land and existing buildings before Greenfield sites</i>
8.	<i>To reduce contamination and safeguard soil quality and quantity</i>
9.	<i>To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community</i>
10.	<i>To maintain and enhance the quality of the countryside</i>
11.	<i>To reduce dependence on private car and achieve a modal shift to more sustainable modes of transport</i>
12.	<i>To protect and enhance wildlife habitats, which are important on an international national and local scale</i>
13.	<i>To improve the quality of surface and ground waters</i>
14.	<i>To minimise water consumption</i>
15.	<i>To minimise the risk of flooding taking account of climate change</i>
16.	<i>To improve local air quality</i>
17.	<i>To reduce greenhouse gas emissions</i>
18.	<i>To minimise the need for energy, increase energy efficiency and to increase the use of renewable energy</i>
19.	<i>To reduce the generation of waste and encourage re-use and recycling of waste</i>

Economic
<i>20. To provide a prosperous, balanced and stable economy</i>
<i>21. To sustain and enhance the viability and vitality of town centres</i>

3.5.6 The Sustainability Objectives remain relevant to the SADMP DPD. Paragraph 3.133 of the SA Report for the November 2011 submission version of the Core Strategy indicates:

"These objectives will form the framework against which all DPDs and SPDs arising from Hertsmere's Local Development Framework will be assessed to evaluate whether or not they are likely to have a significant positive or negative effect and to ensure that the identified social, economic and environmental effects are given due consideration in the plan making process."

3.5.7 The policies and sites contained within the Draft SADMP DPD will be assessed against these Objectives. As a consequence, the SA Framework utilised for the Core Strategy SA will also be utilised for this SA. The Framework is provided at **Appendix B**.

Sustainability Issues

3.5.8 The 2011 Core Strategy SA identified a series of 'sustainability issues' for the borough. These are set out below with relevant updates.

Table 3.3 Sustainability Issues

<i>Sustainability Issues</i>
<i>1. Local skills shortage – this is recognised as a key priority at a regional level to ensure that the skills of the local population are matched to the available job opportunities which can result in detrimental impact on employment levels.</i>
<i>2. High levels of car usage/reliance on the private car – compared to walking, cycling and public transport use in the Borough.</i>
<i>3. Vulnerability of landscape/agricultural use – approximately 80% of the Borough is Green Belt. Whilst the Council in the past has been able to achieve the vast majority of new dwellings on previously developed land, green belt is likely to come under considerable pressure for development with the potential housing target set for Hertsmere in the draft RSS14. (This issue remains relevant. However, the RSS has now been revoked and housing targets are set out at a Borough wide level in the Core Strategy and updated in the SADMP DPD. Housing development and other growth is generally directed to the urban areas by policies in both of these local documents.)</i>
<i>4. Pressures on urban character – from the need to accommodate additional development over the plan period.</i>
<i>5. Increasing energy efficiency and renewable energy sources – the amount of energy obtained in the East of England from renewable sources is low (0.45%) compared with the UK average of 2%. (Noted that these are 2011 statistics)</i>
<i>6. Traffic congestion and growth – and associated impacts on increased congestion, deterioration in air quality, increases in greenhouse gas emissions and pressures on existing infrastructure capacity in Hertsmere.</i>
<i>7. Water supply and demand – water availability is likely to be a constraint to large-scale development in Hertsmere influencing water supply for people and habitats and biodiversity. The trend for this is likely to worsen with the predicted increase in population.</i>
<i>8. Reducing waste and increasing recycling – Borough wide issue.</i>
<i>9. Pressure of ecological assets – development pressure can pose a threat designated and non-designated areas, particularly where they occur within built up areas. Surveys of key species have revealed falling numbers at the regional level.</i>

10. Lack of a range of housing that is affordable – Hertsmere is reportedly the least affordable district in Hertfordshire for a person on an average income. High demand for housing in the Borough is likely to continue to fuel rising house prices leading to a further widening of the income/house price gap.

11. Combating poverty and social exclusion – smaller pockets of deprivation in North Bushey, Potters Bar and the Battlers Green area of Radlett.

12. Reducing the fear of crime – crime and fear of crime rate highest in opinion surveys amongst Hertsmere's residents as areas requiring improvements in their local neighbourhood.

3.5.9 These sustainability issues remain relevant to the assessment of the SADMP DPD.

Saved Local Plan Policies

3.5.10 As noted above, some policies from the 2003 Local Plan have been 'saved' through the adoption of the Core Strategy. Whilst the policies of the Core Strategy have been subject to SA, it could only be implied that saved Local Plan policies have been subject to SA through the adoption process and there is no documented evidence of this taking place. As such, any saved Local Plan Policies that are carried thorough into the SADMP DPD, will be fully assessed in this SA.

3.6 Assessment of Significance Methodology

3.6.1 Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. Examples of the prediction and evaluation techniques for assessing significance of effects are expert judgement, dialogue with stakeholders and public participation, geographical information systems, reference to legislation and regulations and environmental capacity.

3.6.2 A full set of the draft SADMP policies are reproduced at **Appendix C** to this document. The results of the detailed assessment of the potential effects predicted to arise as a result of the implementation of the SADMPs are set out in the assessment tables in **Appendix D**. The findings of the assessment are summarised in section 5 of this report highlighting any significant effects. The assessment of effects is denoted using the following system of symbols:

+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	Moderately negative
---	Strongly negative
+/-	Combination of positive and negative effects / neutral effect

3.6.3 For the purposes of analysing the results of the assessment, significant effects are those which result in 'strongly positive' or 'strongly negative' effects.

3.6.4 In some cases a '0 No effect' may be attributed in the assessment because the SA Objective is not relevant to the particular policy. In these circumstances no commentary is necessary.

4 Review of the SADMP DPD Policies

4.1 The Draft Site Allocations and Development Management Policies

4.1.1 This section of the SA considers how the draft policies from the DPD will be assessed. The background to many of the policies are embedded in the 2003 Local Plan and the recently adopted Core Strategy. In the main, the SADMP DPD policies are found to be consistent with the Core Strategy and it is considered appropriate to identify to what extent a policy may have already been subject to SA testing previously (in accordance with Section 39(2) of the Planning and Compulsory Purchase Act 2004 and the SEA Directive) and to avoid unnecessary repetition in this SA.

4.1.2 The approach to how each policy will be assessed in this SA is identified below.

<i>Policy SADM1 - Housing Allocations</i>			
<i>Part or all of the following sites, which are identified on the Policies Map, are allocated for housing development:</i>			
Ref. No.	Site	Site Specific Requirements	Estimated Number of Dwellings
H1	<i>Directors Arms Public House, Ripon Way, Borehamwood</i>	<i>Mixed residential development incorporating flats and houses. A high quality design is required on this prominent corner plot. A building height of up to 4 storeys may be achievable fronting the roundabout.</i>	26
H2	<i>Gas Holders site, Station Road, Borehamwood</i>	<i>Flatted residential development. A building height of up to 4 storeys may be acceptable fronting Station Road. The height and design of building to the rear of the site must not harm the amenity of occupants of neighbouring two storey properties. A flood risk assessment is required in support of any planning application. Contamination and remediation strategy to be provided. The Retort House, a locally important building, should be retained.</i>	43
H3	<i>Land to the south of Elstree and Borehamwood Station</i>	<i>Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment.</i>	50
H4	<i>Land at Bushey Hall Golf Club, Bushey</i>	<i>Flats and houses will be acceptable. Development should be no more than two storeys, though there may be opportunities for accommodation within roof spaces. The priority is to ensure an open, treed setting that protects the Green Belt.</i>	13
H5	<i>Land at Rossway Drive, Bushey</i>	<i>A mix of houses to be provided including a majority of 2 and 3 bedroom properties. The site layout should provide significant areas of open space in order to enhance the openness of the Green Belt. A master plan is required to guide the detailed planning of the site. The master plan should include the parcel of land to the</i>	61

		<i>immediate south of the site, as this could potentially become available for housing development in the longer term.</i>	
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	<i>Mixed residential development, incorporating flats and houses and a number of sheltered/extra-care units which must be provided in agreement with the Council. Vehicular access is preferred from Shenley Road and Studio Way. Convenient pedestrian links to be provided to the south and to the Hertswood Lower School site. All site accesses to be provided in line with the Highway Authority's technical guidance. A transport assessment is required to show that the cumulative impact on the highways network, taking into account planned development in the Elstree Way Corridor, can be adequately mitigated. Protected trees should be retained and, if any are lost, they should be replaced. Sustainable drainage system to be agreed with Hertfordshire County Council. Leisure and public amenity space to be provided on site. Residential development is linked to and must enable the development of new school facilities on the Hertswood Lower School site. Relocation of Hertswood Upper School, playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period</i>	276
H7	Land at Lincolnsfield, Bushey	<i>Building coverage should be limited in order to enhance the openness of the Green Belt. A flood risk assessment should be submitted in support of any planning application. Protected trees should be retained</i>	11
H8	Europcar House, Aldenham Road, Bushey	<i>The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should be no more than two storeys, although there may be opportunities for accommodation within roof spaces. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced houses should front Aldenham Road.</i>	19
H9	Former Sunny Bank School, Potters Bar	<i>Housing development should respect the character of the surrounding area, particularly the adjacent conservation area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Accesses may be taken from Field View Road, Sunnybank Road and/or Meadow Way. Development should provide a continuation of the existing established building lines. The remaining educational/community uses must be satisfactorily relocated. A minimum of 1.4ha should be provided and</i>	43

		<i>managed as a public open space. This must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. The public open space will be treated as Local Green Space for planning policy purposes thereafter.</i>	
H10	<i>Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath</i>	<i>Flats and/or houses will be acceptable, with a mix of two and three storeys. The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented.</i>	39
H11	<i>Potters Bar Bus Garage, High Street, Potters Bar</i>	<i>The bus depot use must be suitably relocated by the bus operator. Mixed residential development incorporating flats and houses. Building heights of 2-4 storeys are appropriate. The design and layout should ensure that the effects of noise and any other pollution from the adjoining Hollies Way Industrial Park are mitigated, and a satisfactory level of amenity provided for future residential occupiers.</i>	70
TOTAL HOUSING ALLOCATIONS:			651
<i>Development proposals must meet the site specific requirements and all relevant policies within the Local Plan, including Policy SADM27 on design.</i> <i>The Council will also require the applicant to demonstrate that the necessary infrastructure required to support proposals will be delivered. This includes appropriate community infrastructure.</i> Policies CS1 and CS2 of the Core Strategy make provision for the supply and distribution of new homes across the Borough. The housing required over the plan period is largely considered to be able to be delivered on urban sites or on Green Belt previously developed land (PDL), which in principle, will be acceptable in planning terms. As such, it is considered that the principle of this policy has already been subject to SA, found to be sustainable and any further consideration of alternatives to it are not necessary. The overall effect of the draft policy will be considered against the SA Objectives for completeness. HBC is proposing to allocate sites in this policy for the provision of 651 dwellings. These sites have all been identified in the Council's SHLAA as deliverable and have been subject to some form of consideration of their planning and sustainability credentials, including Green Belt and environmental constraints. The number of dwellings the allocations can deliver take into account the housing provision (970 units) identified within the Elstree Way Corridor (which are the subject of a separate Area Action Plan and SA). The allocated sites in the SADMP DPD meet a threshold of being able to provide for at least 10 dwellings. Smaller sites have not been included, though there are smaller sites in the SHLAA that will contribute to housing land supply. Sites have also been excluded from allocations where planning permission is extant. The characteristics and sustainability issues relating to each of the proposed allocations are described below:			

H1. Directors Arms Public House, Ripon Way, Borehamwood



The site constitutes urban Previously Developed Land (PDL). The site is located within a recognised accessibility zone, meaning that the site has good access to public transport facilities and within walking distance to local services, in particular local convenience shops and a community centre. The building is locally listed. However this designation does not preclude its demolition, and in this instance the opportunity to provide housing in a suitable location is likely to outweigh the local listed status.

H2. Gas Holders Site, Station Road, Borehamwood



The site constitutes urban PDL and is located within a 10 minute walking distance of Borehamwood Town centre, Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to secondary schools and a GP surgery.

The existing gas holders and other structures on-site are locally listed. Unlike listed buildings, however, this does not preclude their demolition and in this instance, the opportunity to provide housing in a suitable location would be likely to outweigh this locally listed status of the gas holders. The site is contaminated as a result of its use as a gasworks. This does not preclude its development for housing, provided it is remediated to an acceptable standard.

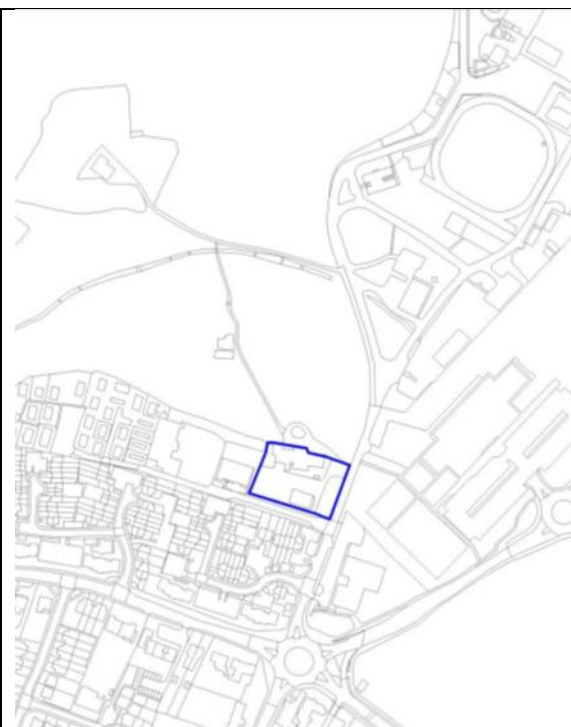
H3. Land to the south of Elstree and Borehamwood Station, Borehamwood



The site constitutes urban land (non PDL) consisting of existing scrub and trees. This site is located adjacent to Elstree and Borehamwood Station and four railway lines. As such, this site may be impacted by adverse noise emissions. The site owners have undertaken a noise and vibration assessment indicating that development of this site can be achieved provided noise mitigation is implemented. The site also slopes steeply at the southern end toward the railway lines.

The site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to secondary schools and a GP surgery.

H4. Land at Bushey Hall Golf Club, Bushey



The site constitutes Green Belt PDL situated adjacent to the existing urban area and characterised by established residential development. The Council propose to remove the site from the Green Belt under policy SADM18.

The site is considered to be a sustainable location for housing development given that it is located within a 10 minute walking distance of Bushey Hall Road neighbourhood parade, a primary school, a secondary school and food store. There are also bus services within five minutes walking distance of the site providing access to Bushey & Oxhey Station and Watford.

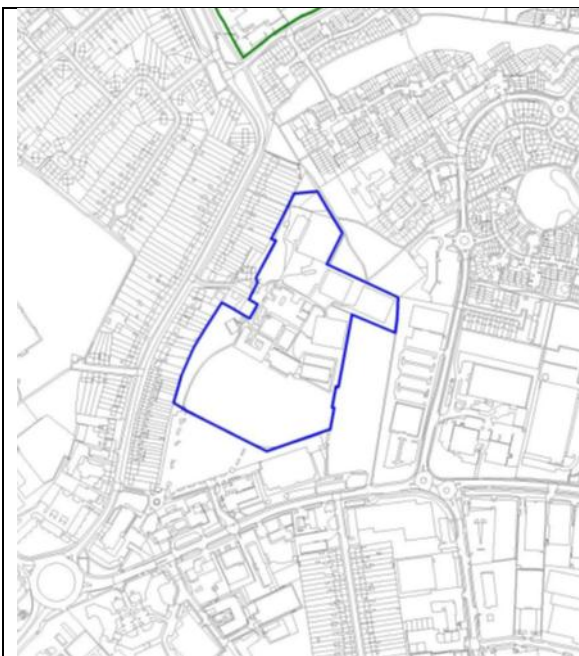
H5. Land at Rossway Drive



The site primarily consists of Green Belt PDL. The principle of using the majority of this site for residential use has previously been considered acceptable by HBC. The site is located within ten minutes walking distance of a secondary school, but no other services or amenities. There are no public transport services within a five minute walk of this site.

The boundary of the proposed allocation seeks to ensure that isolated development does not come forward within the Green Belt. It would include some open space and can take account of the quality of the environment at the site.

H6. Hertswood Upper School, Thrift Farm Lane



The site constitutes urban PDL. It is located in the existing urban area of Borehamwood close to the town centre and other local services although just outside of any Residential Accessibility Zone. The only access to the site is Thrift Farm Lane which is a single track road. The site is currently a secondary school and accommodates playing fields.

H7. Land at Lincolnsfield, Bushey



The site constitutes Green Belt settlement PDL and is located within a 10-12 minute walking distance of Bushey Hall Road neighbourhood parade, a primary school, a secondary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to Bushey.

H8. Europcar House, Aldenham Road, Bushey



The site constitutes urban PDL and is located within 10 minutes walking distance of Bushey Town centre, a primary school, a secondary school and food store. There are also bus services within five minutes walking distance of the site providing access to Bushey and Oxhey Station and other services and amenities in Bushey and Watford.

H9. Former Sunny Bank School, Potters Bar



The site constitutes Green Belt PDL and is within walking distance of a primary school, a GP practice, retail centre and a food store. Furthermore, it is within five minutes walking distance of a bus route which enables users to gain access to services and amenities within Potters Bar.

H10. Birchville Court, Heathbourne Road, Bushey Heath

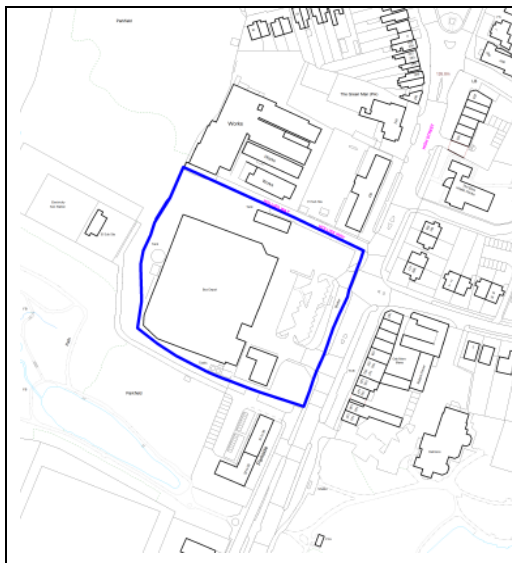


The site constitutes Green Belt PDL and forms part of designated safeguarded land for housing in the Hertsmere Local Plan. Until any decision to release it for housing is made, however, it is to be treated as Green Belt land.

This site is located within a 10 minute walking distance of Bushey Heath district centre, a food store, primary school and GP Surgery. There are also frequent bus services within five minutes walking distance of the site providing access to other services and amenities in Bushey Heath and further afield.

County End, a grade II listed building is situated adjacent to the site. The setting of the listed building would need to be considered as part of any development proposals.

H11. Potters Bar Bus Garage, High Street, Potters Bar



The site constitutes urban PDL. It is located within a 10 minute walking distance of Potters Bar (High Street) Town Centre, a primary school, GP surgery and food store. There are also frequent bus services within five minutes walking distance of the site providing access to other services and amenities within Potters Bar.

It is considered that the proposed allocations described above should be subject to SA against Sustainability Objectives and if any significant weaknesses are identified, alternatives should be considered.

Policy SADM2 Safeguarded Land for Housing

The following sites are identified as Safeguarded Land for Housing on the Policies Map:

- a) Land east of Farm Way Bushey;**
- b) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane; and**
- c) Starveacres, 16 Watford Road, Radlett.**

These sites will only be released for housing in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against their inappropriate development.

This policy stems from Policy H4 of the 2003 Local Plan which states:

"In order to ensure the long term protection of Green Belt boundaries it is proposed that the following sites be released from the Green Belt and identified as Safeguarded Land on the Proposals Map:

- (i) Haydon Dell Farm, Bushey;*
- (ii) Land East of Farm Way, Bushey;*
- (iii) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane, Bushey;*
- (iv) 16 Watford Road, Radlett;*
- (v) Byron Avenue/Vale Avenue, Borehamwood;*
- (vi) West Herts. College Annexe, William Street, Bushey.*

These sites will only be released for housing in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term, post 2011, housing needs. Until such time a review of this Plan shows that the sites are needed, there will be a

presumption against their inappropriate development."

Proposed policy SADM2 and the sites referenced within it will be assessed in this SA against Sustainability Objectives.

Policy SADM3 - Residential Developments

Proposals which would result in the net loss of satisfactory residential units or accommodation will not be permitted. Replacement accommodation will be sought where it is necessary for homes to be demolished as part of a redevelopment scheme.

The redevelopment of sites for residential use will be supported in existing urban areas, subject to the requirements of relevant development plan policies. In particular, development on existing residential gardens must respect its immediate surroundings, and as far as possible improve the quality of the area. Such proposals will only be supported by the Council where they comply with the requirements set out in the Planning and Design Guide SPD.

For any development which provides a new flat or flats, the following principles will apply:

- (i) each flat should be self-contained with access direct from a street frontage or a common entrance hall; and***
- (ii) suitable communal or private garden provision should be made for each flat.***

The conversion of larger homes to smaller self-contained units or houses or buildings in multiple occupation (Use Class C4 or sui generis) will be refused planning permission if:

- (i) they fail to meet the minimum floor space requirements set out in the Planning and Design Guide SPD;***
- (ii) there would be insufficient off-street parking provision in line with the Parking Standards SPD and the potential effect on the adjoining highway would be unsatisfactory;***
- (iii) the size of garden space would be inadequate or access to it would be difficult; or***
- (iv) there would be more than 1 in 5 conversions in a defined row of houses.***

It is considered that this policy should be subject to SA against Sustainability Objectives and if any significant weaknesses are identified, modifications to the policy should be considered.

Policy SADM4 - Gypsy, Traveller and Travelling Showpeople Sites

Existing provision

The Gypsy and Traveller sites listed in Table 2 (*see below) will be protected for their existing use. Proposals which would result in the net loss of pitches will not be permitted.

New provision

New pitches will be provided on the following sites:

<i>Reference</i>	<i>Site</i>	<i>Estimated pitches</i>
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GT1	<i>Sandy Lane HCC traveller site, Bushey</i>	<i>3 additional</i>
GT2	<i>Gullimore Farm, Sandy Lane, Bushey</i>	<i>4 (regularised)</i>
GT3	<i>Chapman's Yard, Elton Way, Bushey</i>	<i>2 (regularised)</i>

The Council will also consider whether there is scope for any further pitches to be provided on existing Gypsy and Traveller sites.

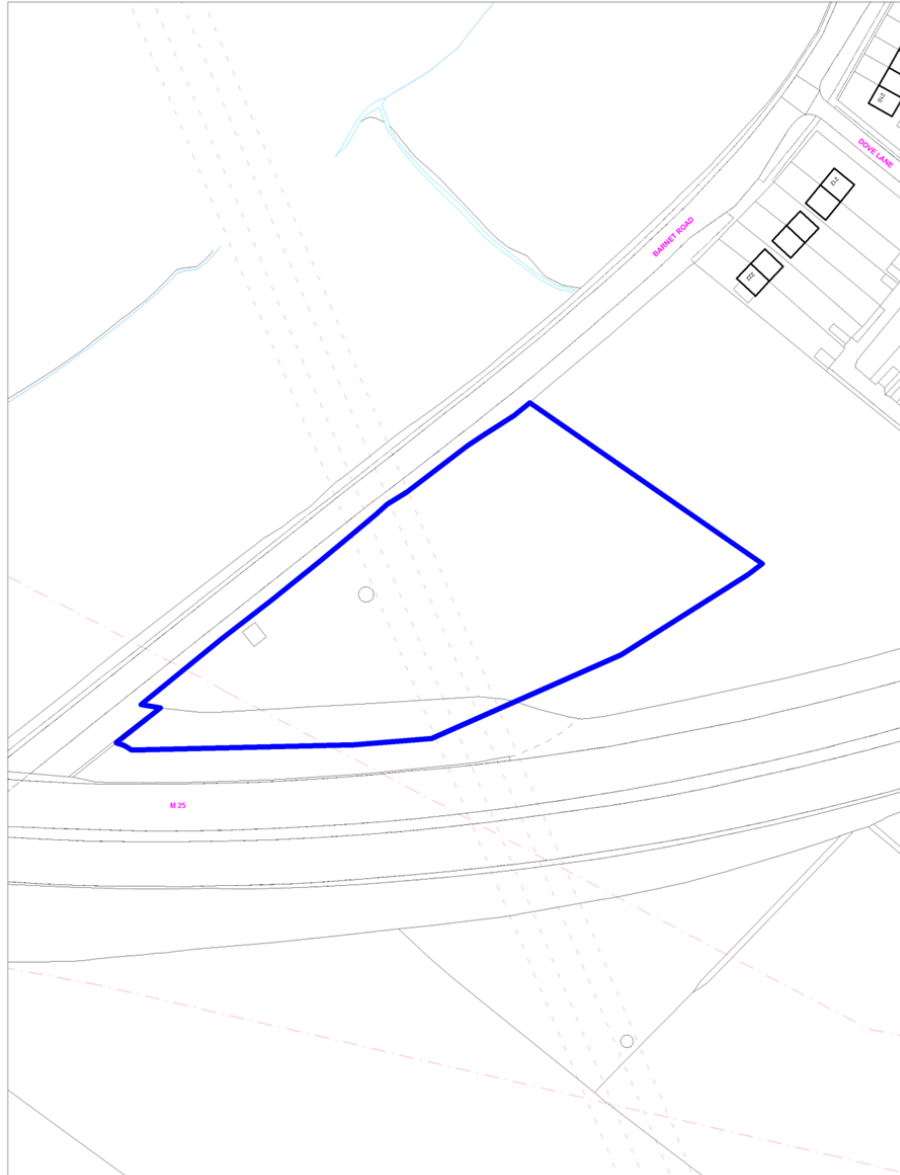
All new pitches should meet the criteria of Core Strategy Policy CS6.

[Table 2: Existing Authorised Gypsy and Traveller Sites]

Site	Number of authorised pitches
Brookes Place, Potters Bar (formerly known as the 'Pylon Site')	25 permanent pitches
South Mimms transit site, Bignells Corner, South Mimms	1 permanent pitch and 15 transit pitches
Land adjacent to Shenleybury Cottages, Shenley	1 permanent pitch
Sandy Lane HCC traveller site, Bushey	30 permanent pitches
One Acre, Hilfield Lane, Aldenham	1 permanent pitch
The Conifers, Elton Way, Bushey	1 temporary pitch

Maps of the existing and proposed sites are provided below:

Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: Brookes Place, Potters Bar (Formally known as the Pylon Site)

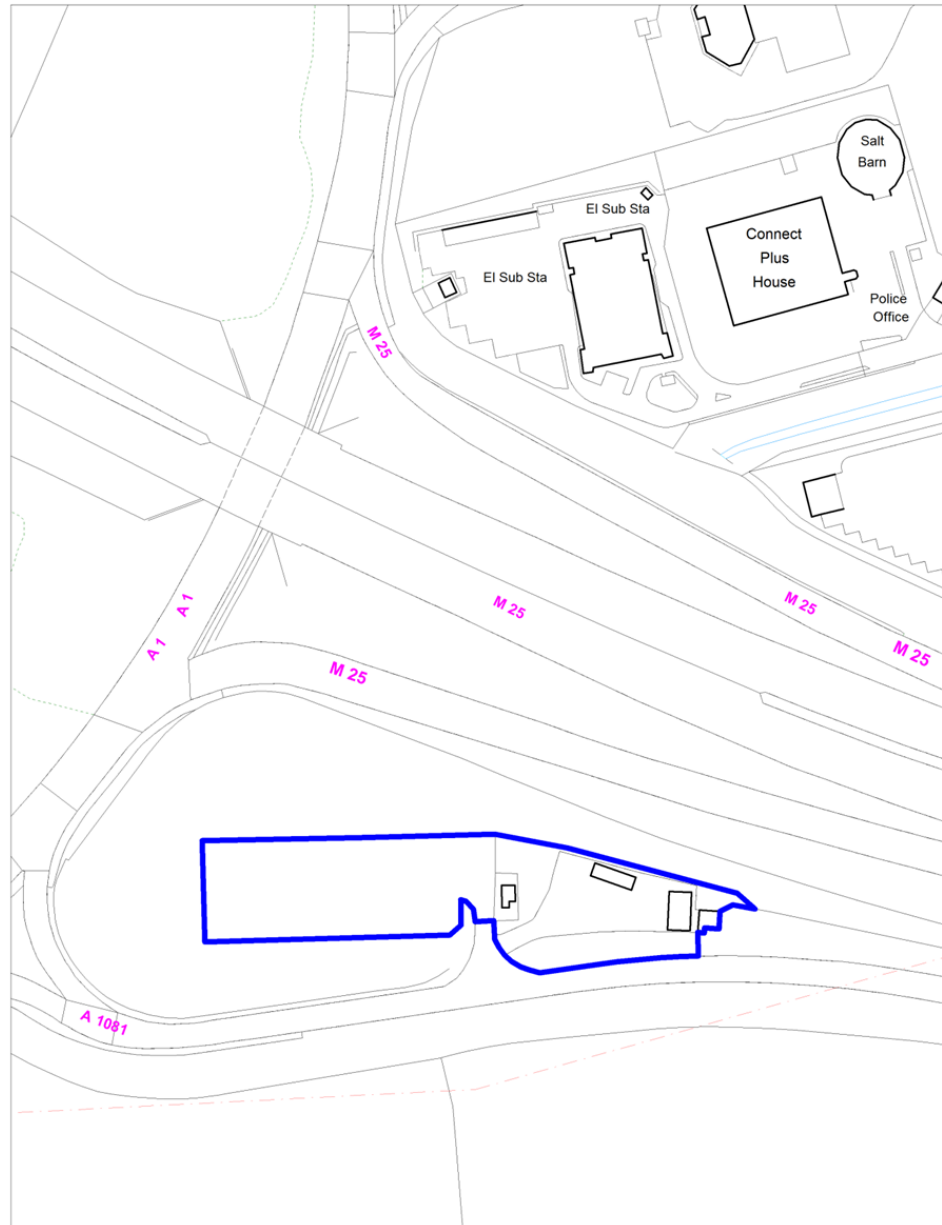


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: South Mimms Transit Site, Bignells Corner, South Mimms

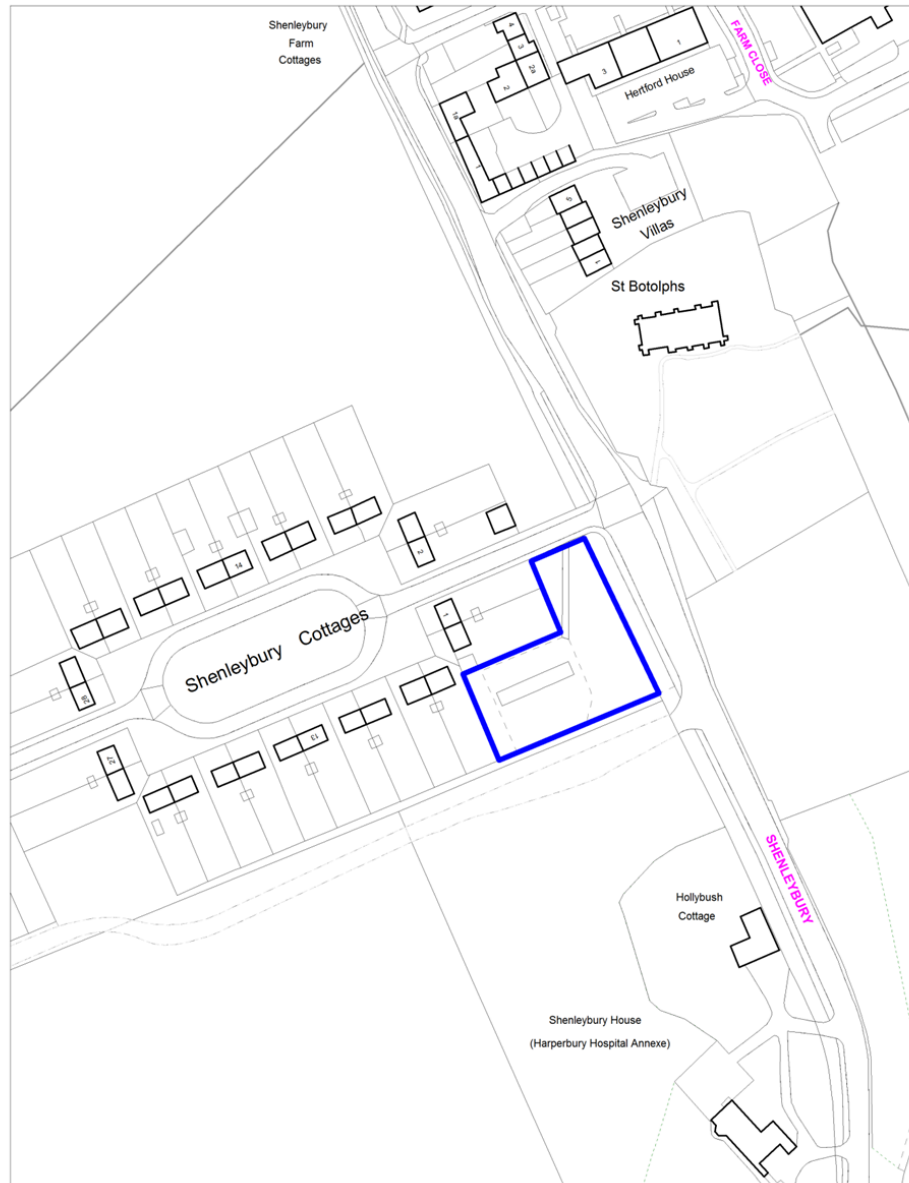


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: Woodlands Yard, Shenleybury Cottages, Shenley

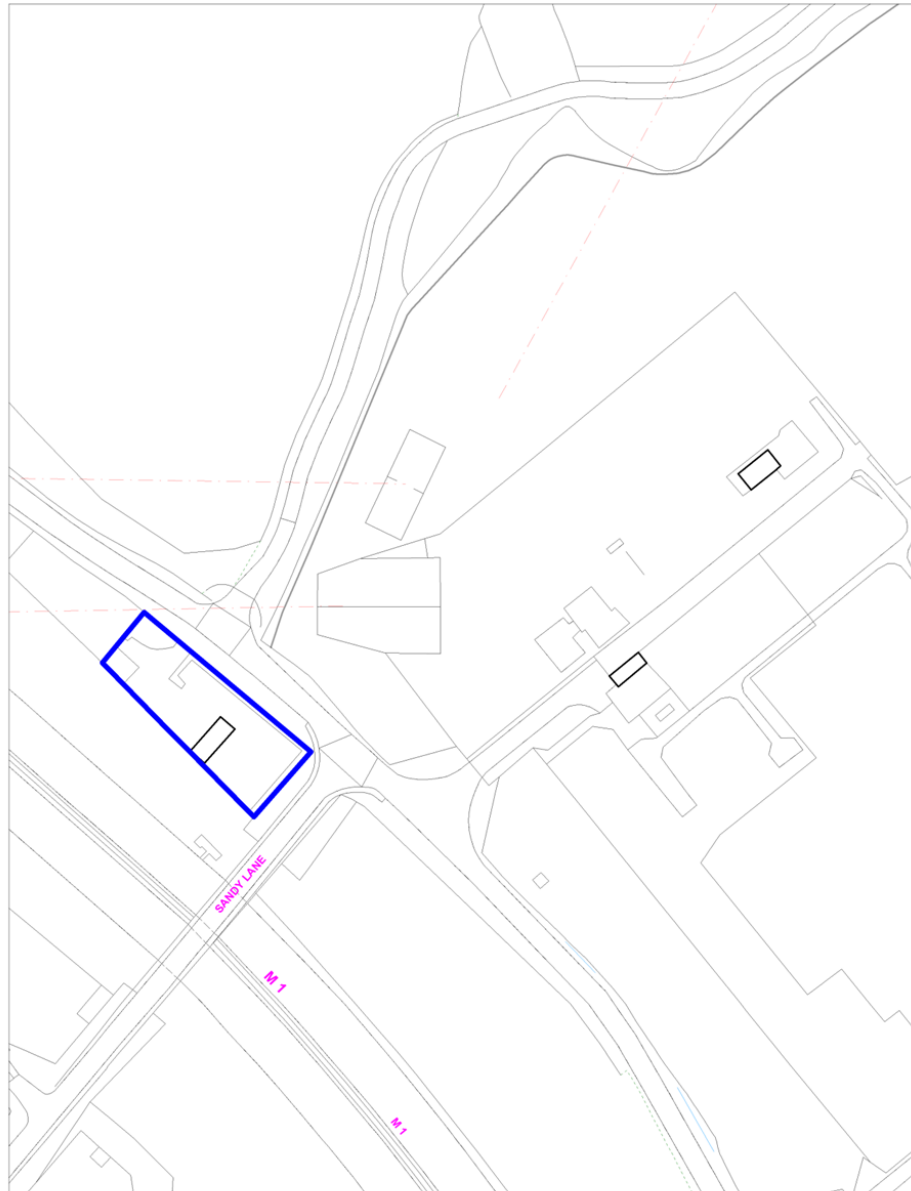


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: One Acre, Hillfield Lane, Aldenham

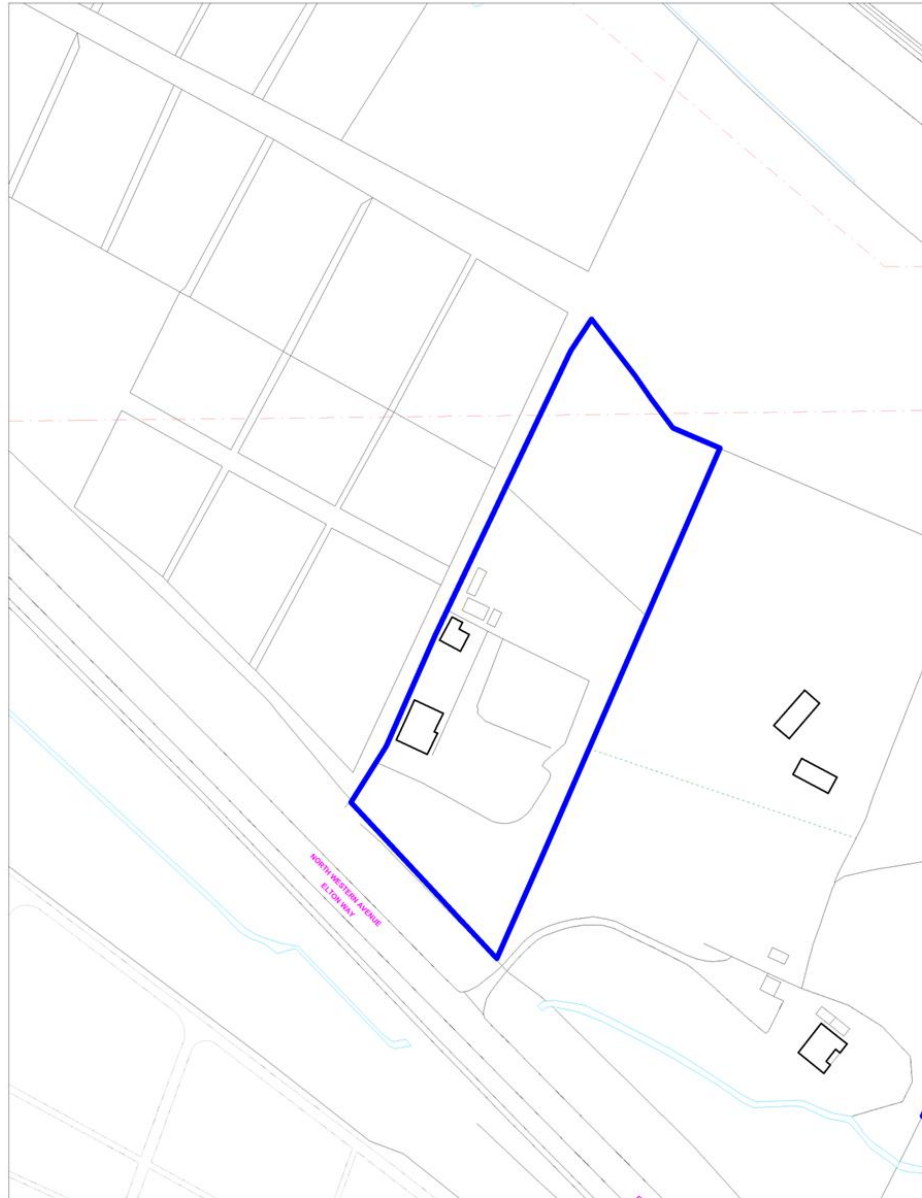


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: The Conifers, Elton Way, Bushey

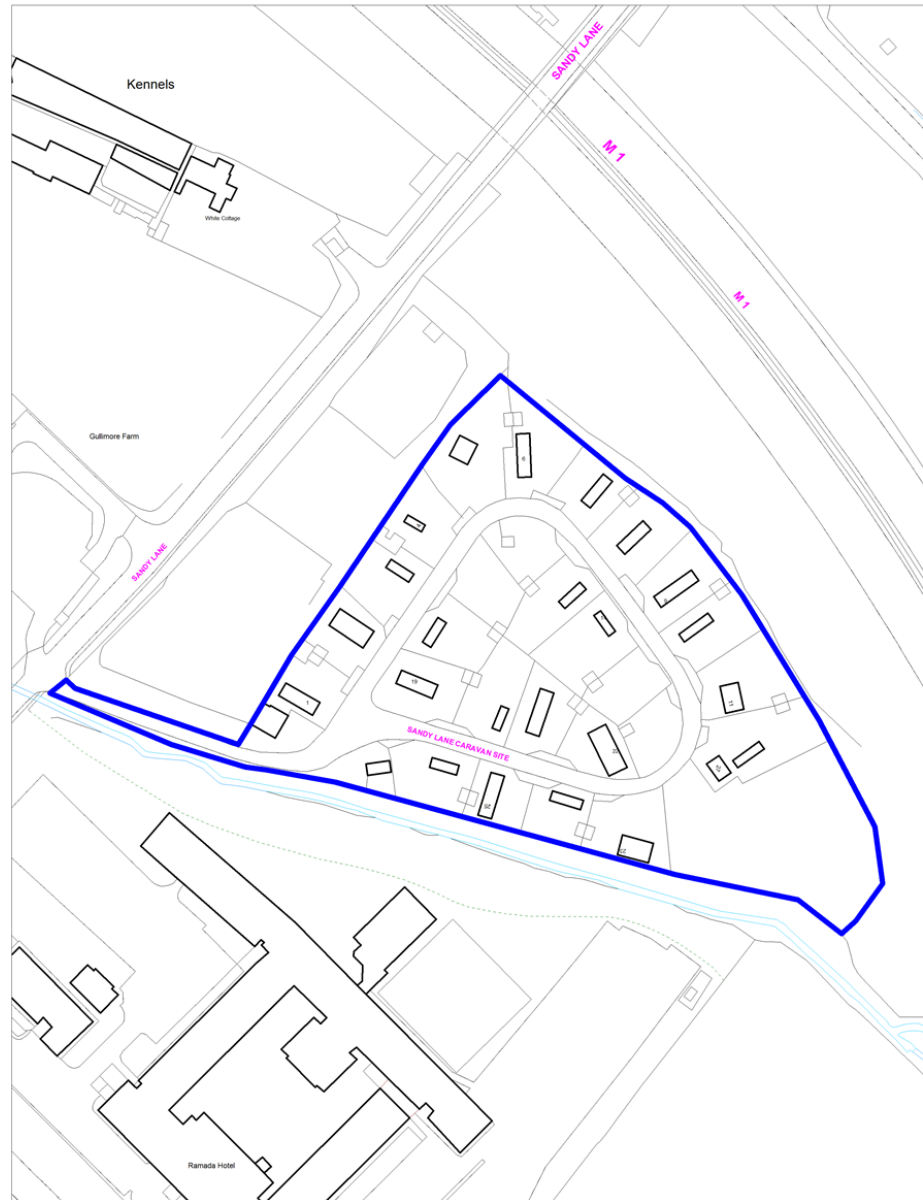


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: GT1 Sandy Lane HCC Traveller Site, Bushey

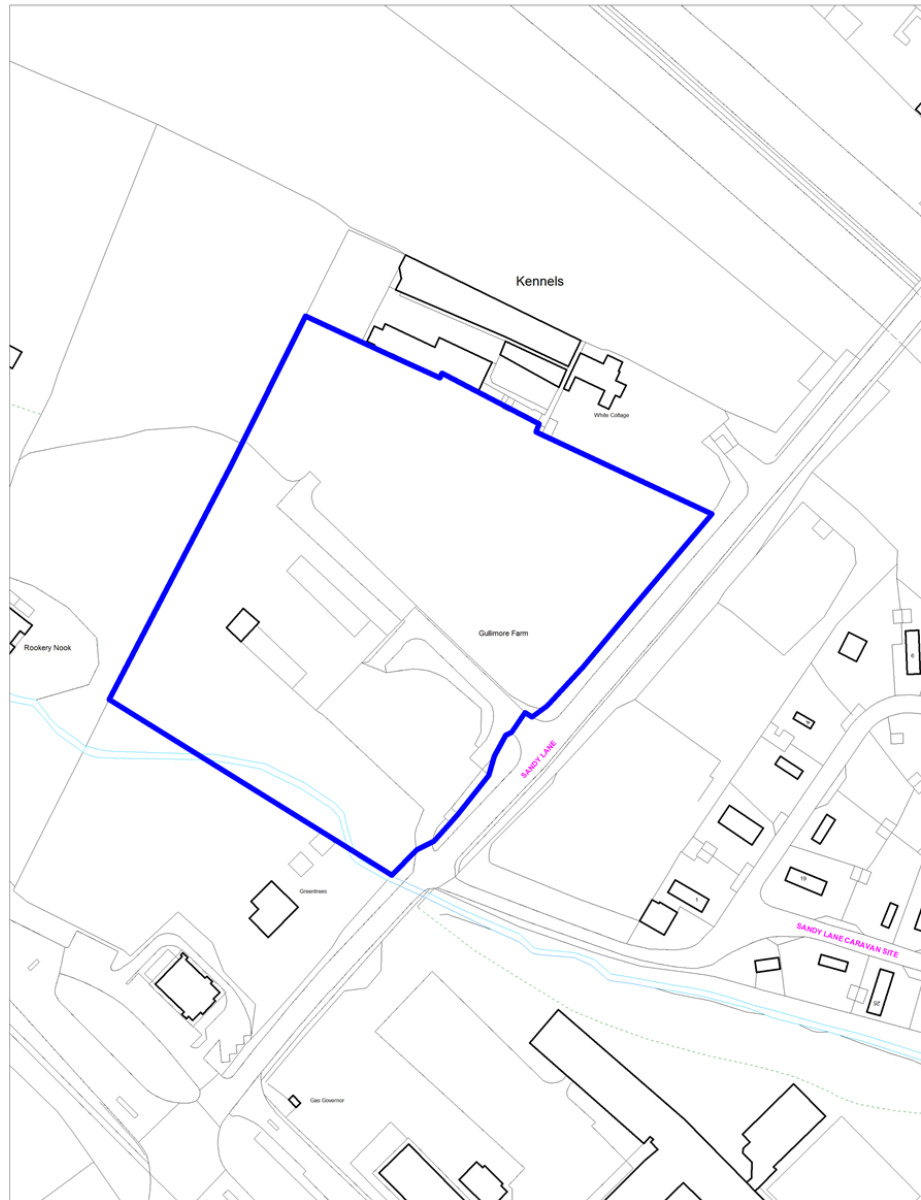


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: GT2 Gullimore Farm, Sandy Lane, Bushey

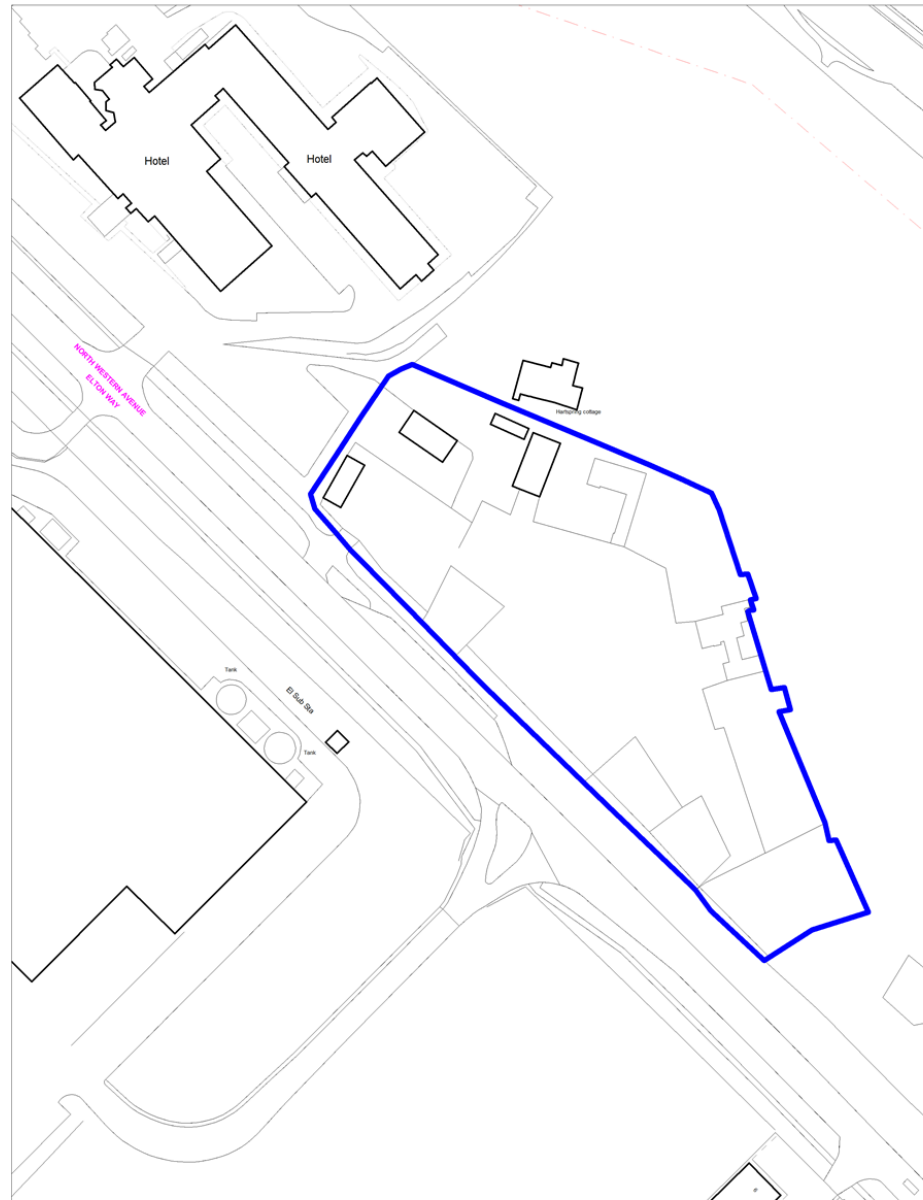


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: GT3 Chapmans Yard, Elton Way, Bushey



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The proposed policy is in accordance with Policy CS6 in the Core Strategy.

Policy SADM4 seeks to protect existing traveller sites (identified in Table 2) that are currently authorised through valid planning permissions, to prevent their loss to alternative development. Given that these sites benefit from planning consents it is considered unnecessary to subject

each site to SA.

New sites are identified in the Policy which involve a small intensification of the existing site at Sandy Lane and the other two entail regularisation of as yet unauthorised but tolerated accommodation. Given the small number of pitches associated with each of these allocations, it is considered that their use would not give rise to significant effects in relation to sustainability objectives and therefore do not require to be assessed individually. The policy overall will be tested against the Sustainability Objectives.

Policy SADM5 - Employment Areas

The following sites identified on the Policies Map are allocated as Employment Areas. Detailed policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy:

- a) Elstree Way, Borehamwood;***
- b) Stirling Way, Borehamwood;***
- c) Cranborne Road, Potters Bar;***
- d) Station Close, Potters Bar; and***
- e) Otterspool Way, Bushey.***

This policy is consistent with and should be read alongside Policy CS8 of the Core Strategy. The principle of the policy is well established and does not require to be considered against any strategic alternatives.

It is considered that the policy and the employment site boundaries should be subject to SA against the Sustainability Objectives and any weaknesses identified.

Policy SADM6 - Key Employment Site

The following site identified on the Policies Map is allocated as a Key Employment Site. Policy requirements for this site are set out in Policy CS8 of the Core Strategy:

- ***Centennial Park, Elstree***

Infilling, additions or redevelopment for employment purposes will be acceptable provided it complies with Policy SADM 23.

This policy is consistent with and should be read alongside Policy CS8 of the Core Strategy. Policy CS8 and the retention / allocation of Centennial Park was informed by HBC's Employment Site Allocations Report, November 2011. Therefore the principle of the policy is well established has been subject to SA testing previously and does not require to be considered against any strategic alternatives.

For completeness, SADM6 will be subject to SA against Sustainability Objectives.

Policy SADM7 Locally Significant Employment Sites

The following sites identified on the Policies Map are allocated as Locally Significant Employment Sites. Detailed policy requirements for these sites are set out in policy CS9 of the Core Strategy:

- ***Wrotham Business Park;***
- ***Borehamwood Enterprise Centre and adjoining sites;***

- ***Theobald Court and adjoining sites, Borehamwood;***
- ***Lismirrane Industrial park, Elstree;***
- ***Hollies Way Business park, Potters Bar;***
- ***Beaumont Gate, Radlett; and***
- ***Farm Close sites, Shenley.***

This policy is consistent with and should be read alongside Policy CS9 of the Core Strategy. Policy CS9 of the Core Strategy was informed by HBC's Local Significant Employment Sites, LDF Supporting Study 2008 (and subsequently updated in 2010). The boundaries of the sites subject of SADM7 were included in this assessment. All of the sites are well established benefitting from planning permission, currently accommodate business uses and constitute PDL. Any alternatives to this would likely consist of greenfield sites (including possibly in the green belt). On this basis it is considered unnecessary to give any further consideration to alternatives. The policy overall, and each site individually, will be appraised against Sustainability Objectives. The appraisal is informed by the findings of the 2008 and 2010 (Local Significant Employment Sites LDF Supporting) Studies.

Policy SADM8 - Safeguarded Land for Employment Development

The following sites are identified as safeguarded land for employment development on the Policies Map:

- a) ***Land adjacent to the Cranborne Road Employment Area***
- b) ***Land on Rowley Lane adjacent to the Elstree Way Employment Area.***

These sites will only be released for employment purposes in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term employment needs. Until that time they will be treated as if they are in the Green Belt.

The land adjacent to Cranborne Road Employment Area was defined as Safeguarded land through Policy B3 of the 2003 Local Plan. Policy B3 was saved through adoption of the Core Strategy. The land at Rowley Lane to be safeguarded for employment purposes is a new allocation which is identified under Policy CS13 of the Core Strategy.

Both sites were subject to assessment in HBC's LDF Employment Site Allocations Report in November 2011. Notwithstanding it is proposed to appraise the policy and the two sites against Sustainability Objectives, as informed by the 2011 Employment Site Allocations Report.

Policies:

SADM9 Biodiversity and Habitat Sites
SADM10 Biodiversity and Habitats
SADM 11 Trees, Landscaping and Development
SADM12 Flood Zones
SADM13 Water, Drainage and Flood Risk
SADM14 Sustainable Urban Drainage Systems
SADM15 Water Supply and Wastewater
SADM16 Mineral Consultation Area
SADM17 Promoting Healthy Environments
SADM18 Hazardous Substances

These Policies will be subject to SA against Sustainability Objectives and if any weaknesses are identified, alternatives or modifications should be considered.

Policy SADM19 - Green Belt Boundary

The amended boundary of the Green Belt, to which Policy CS13 (Core Strategy) and Policy SADM23 apply, is shown on the Policies Map.

Policy SADM19 flows from Policy CS13 of the Core Strategy which has previously been subject to SA. The Council has undertaken a review of the Green Belt Boundary (Review of Local Green Belt Boundary Alterations, March 2013) which forms part of the evidence base for this DPD. The supporting text relating to SADM19 now proposes a number of modifications to the Green Belt boundary (the majority of which will remove land from the designation), namely:

- Remove Colney Fields, Barnet Road from the Green Belt;
- Remove land at Heath Road from the Green Belt;
- Remove the Spire Hospital, Heathbourne Road from the Green Belt; and
- Redraw the boundary around Oakbank; 5-23 (odd nos.) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary.

The following sites are allocated for housing development in Policy SADM1 and have been removed from the Green Belt:

- Print Works at Bushey Hall Golf Course, Bushey;
- Former Sunny Bank School, Potters Bar;

The following land is designated as Safeguarded Land for Employment Development in Policy SADM8 and is removed from the Green Belt:

- Land on Rowley Lane adjacent to the Elstree Way Employment Area, Borehamwood

None of the boundary adjustments are found to conflict with the purpose of the Green Belt as set out in the NPPF. There are a series of logical reasons for making the Green Belt boundary more defensible in certain locations, and removing sites from the Green Belt which are now significantly developed.

The policy and the proposed adjustments will be subject to testing against Sustainability Objectives.

Policy SADM20 - Village Envelopes

Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling may be appropriate. Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.

This policy is in accordance with Policies CS2, CS13 and paragraph 3.14 of the Core Strategy. (The Policy is informed by the HBC evidence base study entitled 'Village Envelopes' dated April 2013).

The policy will be assessed in this SA against the Sustainability Objectives alongside each proposed village envelope.

Policy SADM21 - Key Green Belt Sites

The following Key Green Belt Sites are identified on the Policies Map:

- a) **Aldenham School, Letchmore Heath**
- b) **Bio Products Laboratory, Dagger Lane, Aldenham**
- c) **Blackbirds Sewage Works, Oakridge Lane, Aldenham**
- d) **The Bushey Academy, formerly Bushey Hall School, London Road, Bushey**
- e) **Bushey Meads School, Coldharbour Lane, Bushey**
- f) **Dame Alice Owen's School, Sawyers Lane, Potters Bar**
- g) **Electricity Transforming Station, Hilfield Lane**
- h) **Elstree Aerodrome, Hogg Lane, Elstree**
- i) **Haberdashers' Aske's School (Boys), Aldenham Road, Elstree**
- j) **Haberdashers' Aske's School (Girls), Aldenham Road, Elstree**
- k) **Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane**
- l) **National Institute for Biological Standards and Control (NIBSC), Blanche Lane**
- m) **Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood**
- n) **Queen's School, Aldenham Road, Bushey**
- o) **Purcell School, Aldenham Road, Bushey**
- p) **St Margaret's School, Merry Hill Road, Bushey**
- q) **Willows Farm Village, London Colney**

Their continued use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors:

- (i) the impact on the openness of the Green Belt and the purpose of including land within it;***
- (ii) whether the proposal would be ancillary to, or support an existing or approved use on the site;***
- (iii) the impact on the amenity of adjacent properties;***
- (iv) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and***
- (v) whether the proposal would lead to any significant increase in motorised traffic generation.***

Green Transport Plans should accompany planning applications for any significant development at these sites.

The submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.

A number of the Key Green Belt Sites (KGBS) were identified on the 2003 Local Plan proposals map as Major Developed Sites in the Green Belt and addressed by Policy C18.

Policy C13 in the Core Strategy recognises the KGBS's identifying that they are suitable locations for appropriate infilling.

Policy CS13 (previously draft Policy CS12) was the subject of some detailed consideration at the Examination of the Core Strategy. The Inspector recommended a number of modifications to Policy CS13 as originally drafted, which was subject to detailed assessment in the SA of the Core Strategy Proposed Main Modifications in August 2012 and which was subsequently adopted. The principle of draft policy SADM21 is therefore in accordance with the Core Strategy and the consideration of any alternatives to it are not required.

The effect of the policy will be twofold:

- i) To make minor adjustments to the existing KGBS 'development envelopes' where**

any development within these, will be subject to the requirements set out in the NPPF, and consideration of a development brief where substantive redevelopment is being contemplated. As such, it is not considered necessary to subject each minor envelope adjustment to SA, rather it is appropriate to consider the cumulative impact which would arise as a consequence of the implementation of the policy as a whole.

ii) **To introduce four new KGBS's (namely - Blackbirds Sewage Works, Oakridge Lane, Aldenham; Electricity Transforming Station, Hilfield Lane; Elstree Aerodrome, Hogg Lane, Elstree; and Willows Farm Village, London Colney).** It is considered appropriate to subject these new sites to SA in this document.

Policy SADM22 - South Mimms Special Policy Area

Within the Special Policy Area defined on the Policies Map planning permission will only be granted for development for facilities for the movement of people and goods on the motorway network, including those supporting the immediate needs of drivers, passengers and their vehicles.

Uses primarily for sleeping, rest and refreshment should be located at least 250 metres from elevated and ground level primary road carriageways and 100 metres from such carriageways in cuttings. Other uses or operations, including alterations to the road network, should be located in less sensitive locations.

New development proposals should as far as possible:

- (i) improve vehicular and pedestrian circulation within the site for users of the Motorway Service Area and for through traffic; and***
- (ii) incorporate tree planting to screen the site and improve environmental quality.***

Proposals will not be supported which:

- (i) exacerbate existing traffic or environmental conditions;***
- (ii) prejudice the rationalisation and improvement of the area, or***
- (iii) are located in the flood plain of Mimms Brook.***

The former Charleston Paddocks site will be held in reserve for motorway service uses to assist the rationalisation of the area.

The Council will prepare a development brief to guide the improvement and rationalisation of the land uses within the Special Policy Area in liaison with the relevant organisations.

This policy stems from Policy M14 of the 2003 Local Plan which allocated land for motorway services within a Special Policy Area (SPA) at Bignell's Corner. The SPA does not appear to have been specifically addressed through the Core Strategy or assessed in the associated SA, although Policy M14 has been saved and the area subject of the SPA has been substantially developed over the years. The principle of the policy is therefore well established and the land is substantially developed. The policy will be assessed against the Sustainability Objectives in this SA to assist in identifying any weaknesses.

Policies:

SADM23 Development Standards in the Green Belt

SADM24 Diversification and Development Supporting the Rural Economy

SADM25 Watling Chase Community Forest

SADM26 Historic assets

SADM27 Design Principles

These policies will be subject to SA against Sustainability Objectives and if any weaknesses are identified, alternatives or modifications should be considered.

Policy SADM28 – Bushey Heath MOD Housing Area

In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development should satisfy the following principles:

- (i) new development must respect the pattern, rhythm, spacing and open setting of the area;***
- (ii) new development should be sited on a plot that reflects existing plot sizes and must not result in disproportionate plot coverage.;***
- (iii) new development must not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps;***
- (iv) new development must complement the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights;***
- (v) new development should make provision for the retention of soft landscaping between the road and building and respect the open layout of front carriages;***
- (vi) new development must ensure that existing trees which make a positive contribution to the character of the area are retained;***
- (vii) additions to dwellings should not dominate or overbear the original proportions of the dwelling.***

This is a new policy (i.e. it is not carried through from the 2003 Local Plan or adopted Core Strategy) that has been informed by an assessment of this area undertaken by HBC (Site Allocations Evidence Base, Special Character Area Appraisal for the Bushey Heath MOD Area, 2013).

The policy relates to an MoD housing development that is located in Bushey Heath which appears to be good example of a cohesive form of mid to late 20th Century planned development. The area was assessed as not being of sufficient quality to be a Conservation Area. The policy set out above is proposed in order to control and manage development having regard to the special qualities of the area.

The policy will be assessed against Sustainability Objectives in this SA.

Policy SADM29 – Key Community Facilities

Proposals for the provision or enhancement of community facilities will be supported provided:

- (i) they will principally serve a local community;***
- (ii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers;***
- (iii) they are accessible by public transport, walking and cycling;***
- (iv) they offer access for all;***
- (v) where appropriate, they are designed to be able to accommodate a range of community uses and users; and***
- (vi) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.***

Specific proposals are identified on the Policies Map as follows:

Ref	Site	Proposal	Site Requirements
C1	Former Watford Depot site, Paddock Road, Oxhey, near Watford	Provision of a cemetery	Specific regard should be paid to car parking, access and the level of any ancillary development. The proposal should be designed to respect and enhance the character and openness of the Green Belt.
C2	Hertswood Lower School, Cowley Hill, Borehamwood	Provision of new and/or refurbished school facilities	The site is to be used for the consolidation of Hertswood Academy and any other educational facilities that may be necessary to serve the immediate local area Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with and visual links to the wider Green Belt. The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period

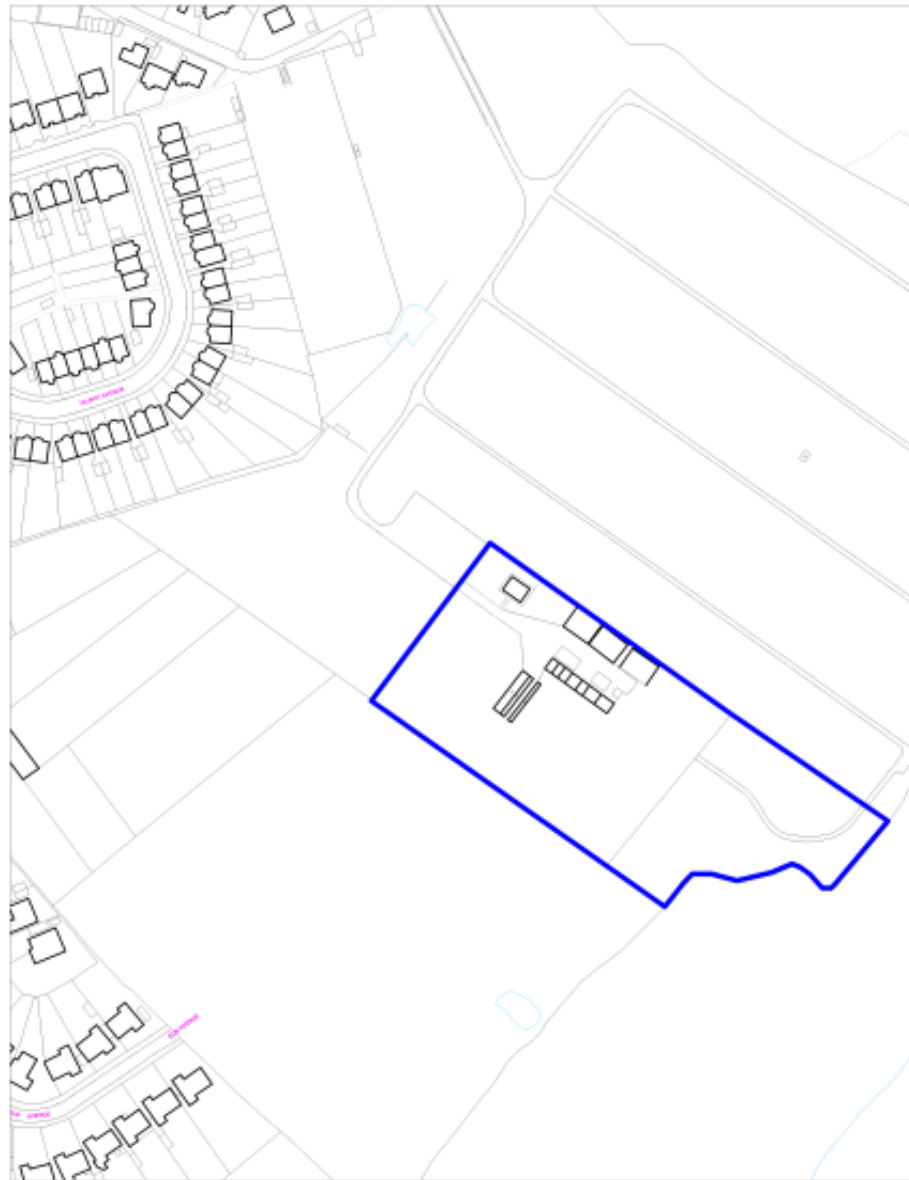
The policy generally seeks the provision of new or enhanced community facilities such that they provide a public benefit. Any development should be in accordance with relevant policies in the Core Strategy.

The policy identifies two specific proposals:

C1. Former Watford Depot Site

The site constitutes Green Belt PDL and is relatively isolated from public transport options.

Key Community Facilities
Policy SADM 29 : Former Watford Depot Site, Near Watford



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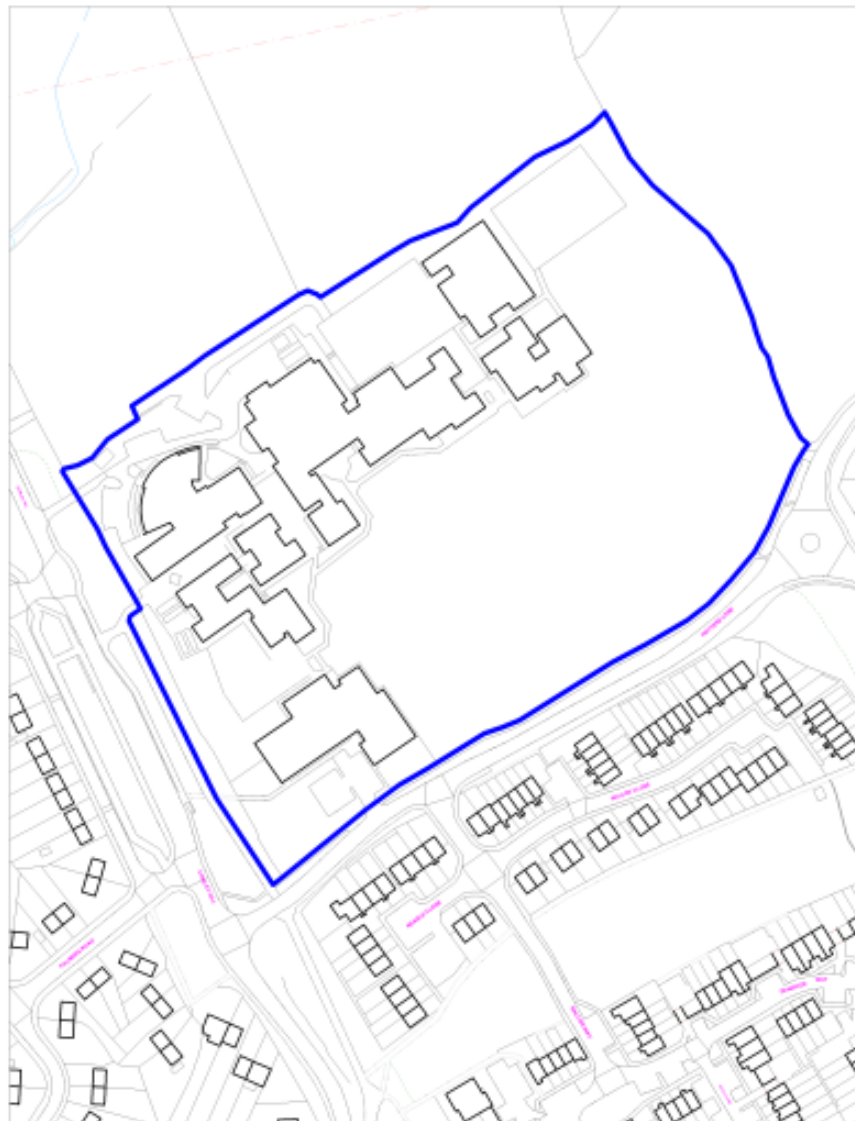


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HC2. Herstwood Lower School

The site constitutes urban PDL and is a well-established educational resource within the Borough situated within Borehamwood.

Key Community Facilities
Policy SADM 29 : Hertswood Lower School, Cowley Hill, Borehamwood



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Scale 1:1250

Policy SADM 29 will be subject to SA against Sustainability Objectives and if any significant weaknesses are identified, alternatives or modifications should be considered.

Policies:

SADM30 Major Green Space

SADM31 Local Green Space

SADM32 Minor Amenity Land

SADM33 New and Improved Public Open Space

These will be subject to SA against Sustainability Objectives and if any significant weaknesses are identified, alternatives or modifications should be considered.

Policy SADM34 Transport Development Areas (TDA's)

Transport Development Areas at Borehamwood and Potters Bar are defined on the Policies Map.

The TDA's are:

Transport Development Areas
Policy SADM 34 : Borehamwood

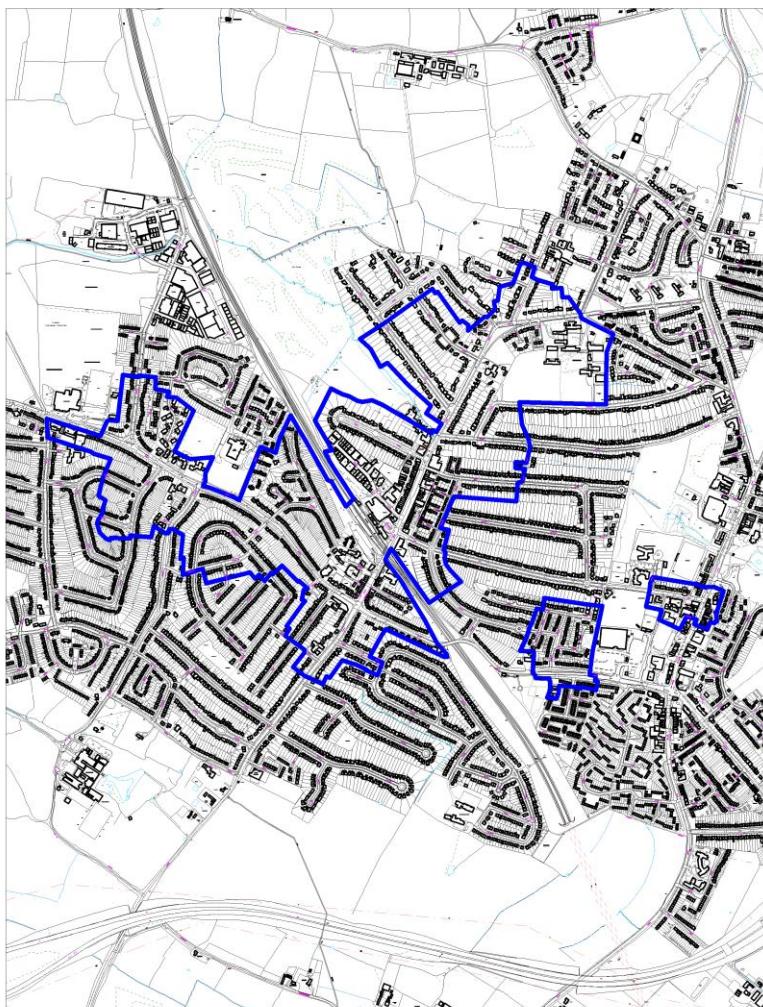


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Transport Development Areas
Policy SADM 34 : Potters Bar



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Scale 1:9000

This policy is in accordance with Policy CS24 of the Core Strategy. The draft policy will be assessed in this SA against Sustainability Objectives.

Policy SADM35 – Access and Movement

Development will be supported provided:

- (a) there is adequate space for safe movement within the site for:***
 - i. circulation, parking and picking up or dropping off passengers where the development would result in a high number of shorter stays;***
 - ii. the manoeuvring of personal and larger vehicles such as emergency vehicles;***
 - and***
 - iii. pedestrians and non-motorised vehicles;***
- (b) there is safe and convenient access, with adequate visibility splays for both motorised and non-motorised users;***
- (c) there is adequate off-street car parking in compliance with Core Strategy Policy CS25;***
- (d) for major schemes a transport assessment shows that:***
 - i. the scheme (in conjunction with any cumulative impacts of development within the local area) would not result in a significant increase in vehicular movements that would strain the capacity of the main road or transport network, taking into account all mitigation measures; and.***
 - ii. the scheme maximises cycle, pedestrian and greenway provision through its layout and links to existing routes and services; and***
- (e) the construction of the scheme would not harm the safety and flow of vehicles and other users of the highway network.***

This is a generic Development Management Policy and will be subject to SA against Sustainability Objectives and if any weaknesses are identified, alternatives or modifications should be considered

Policies (Town Centres and Shopping):

***SADM36 Town and District Centres
SADM37 Primary Frontages
SADM38 Secondary Frontages
SADM39 Smaller Centres, Parades and Individual Shops
SADM40 Retail and Commercial Development in Shenley
SADM41 Controlling Non Retail Uses
SADM42 Night-time and Evening Uses
SADM43 Opportunities for Residential Use
SADM44 Shop fronts***

Policy 36 identifies two specific proposals:

TC1. 29-59 Shenley Road and 61-71 Shenley Road, Borehamwood

Town Centre Proposals
Policy SADM 36 : TC1, Shenley Road



A mix of town centre uses is proposed. Active frontages on ground floor fronting Shenley Road, consistent with the range of uses sought in secondary frontages in Policy CS28 and Policy SADM38. Upper floor(s) may be residential and/or office. Design should respect the existing pattern of development along Shenley Road. A general building height of 3 storeys is appropriate. New retail and commercial units should be serviced from the rear. Car parking should also be provided at the rear.

TC2. Radlett Service Station/Regency House, Former Fire Station and Burrell & Co

Town Centre Proposals
Policy SADM 36 : TC2, Radlett



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Scale 1:500

A mix of town centre uses is proposed.

Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use. Upper floor(s) may be residential and/or office. Comprehensive redevelopment is preferred, though the site could come forward in stages. Building should not exceed two storeys fronting Watling Street, though it may be possible to utilise roof voids and/or basement space. Design should respect the character and enhance the setting of the adjacent conservation area. Consistent and co-ordinated design required across the whole site. Flood risk assessment required. Noise mitigation measures required for residential (and any other noise sensitive) use.

Policies 36, 37 and 38 have been assessed together against Sustainability Objectives as they share similar aims and objectives and to avoid repetition. A similar approach has been adopted for policies 41 and 42. The remaining policies are assessed separately.

5 Summary Findings of the SA of the Draft Policies

5.1 Introduction

- 5.1.1 The assessment of the draft policies is presented in the tables in **Appendix C** and has been undertaken in accordance with the methodology previously described in this document. The summary findings are presented below.

5.2 Summary of Performance of Draft Policies against the SA Objectives

Policy SADM1 Housing Allocations

- 5.2.1 The policy is consistent with Policies CS1 and CS2 of the Core Strategy. Because the proposed allocations generally constitute urban sites and consist of PDL, the policy performs well against Sustainability Objectives. A significant effect is predicted to emerge in regard to improving the quality and affordability of housing and further moderate positive effects are predicted in regard to reducing poverty and social exclusion and making efficient use of PDL.

- 5.2.2 There is the potential for adverse impacts to surface and ground waters, air quality, an increase in greenhouse gas emissions, energy requirements and the generation of waste. Notwithstanding, these are the likely consequences of any major development and as such can be addressed through appropriate mitigation measures or be controlled through other policies in the Core Strategy or SADM1.

- 5.2.3 In regard to the sustainability credentials of each allocation, the following matters are noted:

Directors Arms Public House, Ripon Way – The site performs well against sustainability objectives relating to quality and affordability of housing. The loss of the public house, which is locally listed, means a negative effect is identified in regard to historic buildings and the provision of services to local communities. However, on balance, no significant adverse effects are identified.

Gas Holders Site, Station Road – The site is PDL and has the potential to deliver 43 dwellings and therefore performs well against relevant criteria in this regard. The site accommodates some buildings that benefit from local heritage listing status. Overall, no significant adverse effects are identified.

Land to the south of Elstree and Borehamwood Station – The site is urban greenfield land with good access to public transport and other facilities. It has the potential to deliver 50 dwellings which will have a significant positive effect. No significant adverse effects are identified.

Land at Print Works and buildings, Bushey Hall Golf Club, Bushey – This site is PDL in the Green Belt but would represent a natural rounding off of the urban area. The site has good access to public transport facilities which provides access to shops and services locally. It is proposed that the site could accommodate a modest residential development (13 dwellings) and no significant adverse effects are identified.

Land at Rossway Drive, Bushey – The site is Green Belt PDL with poor access to public transport and other services and consequently performs poorly against the relative sustainability objectives. Given that a significant number of dwellings could be provided on the site (61) such matters should be addressed through the policy in relation to any future planning applications. The form of any future development on the site will need to be considered to ensure isolated development does not come forward within the Green Belt.

Hertswood Upper School, Thrift Farm Lane – This would be a major allocation potentially accommodating 276 dwellings. As such, significant positive effects would arise in regard to improving the quality and affordability of housing. Other positive effects are identified in regard to development on PDL and the delivery of a prosperous and well balanced economy. A significant adverse effect is identified in relation to the provision of services as a consequence of the loss of the school (with its community theatre) and related to this, a further adverse effect is identified relating to education and opportunities for lifelong learning and employability.

As such, these adverse effects could be mitigated through re-provision of a secondary school (with community theatre) elsewhere in Borehamwood.

Land at Lincolnsfield, Bushey – Whilst the site is within the Green Belt, it does constitute PDL and has good access to public transport. The site has been identified as being able to accommodate a modest number of dwellings and as such, no significant adverse effects are identified.

Europcar House, Aldenham Road, Bushey – The site is urban PDL and has good access to public transport. The site has been identified as being able to accommodate a modest number of dwellings and as such, no significant adverse effects are identified.

Former Sunny Bank School, Potters Bar – The site is PDL in the Green Belt. It has good accessibility to services and public transport and has the potential to deliver a substantial residential development and public open space. As such a positive significant effect is identified in this regard. Whilst the school is currently vacant, redevelopment of the site to residential use is identified as an adverse effect given that the potential for a community resource / facility will be lost.

Birchville Court, Heathbourne Road, Bushey Heath – The site is PDL within the Green Belt with good access to services and public transport. The setting of a grade II listed building may be affected by development of the site and this is identified as an adverse effect. Overall, no significant adverse effects are identified.

Potters Bar Bus Garage, High Street, Potters Bar – The site constitutes urban PDL with good access to services and public transport. The site has the potential to deliver a substantial residential development and a positive significant effect is identified in this regard.

SADM2 Safeguarded Land in the Green Belt for Housing

5.2.4 This policy relates to land that may come forward for development in the long term if other sites identified in the Local Plan are not delivered.

5.2.5 In terms of the proposed Safeguarded sites:

Land east of Farm Way – is greenfield land in the Green Belt on the edge of Bushey. Whilst this site, on the face of it, is not in the most sustainable location, it is served by a food store, secondary school, and bus service.

Land bounded by Heathbourne Rd – this site is urban PDL in the Green Belt, situated 10 minutes from Bushey Heath district centre and well served by a food store, primary school, GP surgery and frequent bus service.

Starveacres, 16 Watford Road Radlett – the site is greenfield land in the Green Belt, but 10 minutes from Radlett Town Centre, a primary school, GP surgery and bus service and rail services.

5.2.6 Overall the policy and the sites perform poorly against SA objectives relating to efficient use of PDL, open countryside and landscape character but perform well against criteria relating to the delivery of housing and affordability. No significant adverse effects are identified and in any event, these sites would only come forward following a review of the Local Plan and are unlikely to be developed at this point due to the Borough's current housing land supply. When the Local Plan is reviewed, there may be some merit in considering the sustainability credentials of alternative sites to ascertain if any would be more favourable.

SADM3 Residential Developments

5.2.7 The policy seeks the retention or replacement of housing on urban sites and therefore performs well against Sustainability Objectives. A significant effect is predicted to emerge in regard to improving the quality and affordability of housing and further moderate positive effects in regard to reducing poverty and social exclusion and making efficient use of PDL.

SADM4 Safeguarding Gypsy, Traveller and Travelling Showpeople Sites

- 5.2.8 The policy seeks to safeguard authorised existing Gypsy and Traveller sites. It is consistent with Policy CS6 of the Core Strategy.
- 5.2.9 The Policy is expected to deliver a number of positive effects in regard to access to facilities and crime and anti-social behaviour. No significant adverse effects have been identified.

SADM5 Employment Areas

- 5.2.10 Overall, potential positive effects will arise in regard to access to services, promoting equality of opportunity, efficient use of PDL and benefits to the vitality and viability of town centres. A significant positive effect is anticipated in regard to providing a prosperous, balanced and stable economy.
- 5.2.11 There is the potential for adverse impacts to surface and ground waters, local air quality, an increase in greenhouse gas emissions, energy requirements and the generation of waste. These are the likely consequences of any major development and as such can be addressed through appropriate mitigation measures or be controlled through other policies in the Core Strategy or SADMP.
- 5.2.12 The review of the employment area boundaries will see an overall loss of employment land (9 hectares) in relation to this policy. However, through policy SADM8, additional employment land will be safeguarded (Rowley Lane and Cranborne Road) if it is required.

SADM6 Key Employment Sites

- 5.2.13 Centennial Park is substantially developed and situated in the Green Belt. Positive effects will arise in regard to the efficient use of PDL and supporting the delivery of a prosperous, balanced and stable economy.
- 5.2.14 Weaknesses are identified in regard to impacts on landscape character and the countryside given its Green Belt location. However, overall no significant adverse effects are identified in regard to the policy.

SADM7 Locally Significant Employment Sites (LSES)

- 5.2.15 This policy identifies boundaries for the LSES's. These designations are also described under policy CS9 of the Core Strategy. The sites subject of this policy, are long established benefiting from planning permission for a range of B use classes. In terms of sustainability objectives, the sites perform well in that they are all PDL; are generally in sustainable urban locations and where not, benefit from public transport services; all of the sites provide the potential to offer employment opportunities to the residents of Hertsmere. Some minor negative effects have been identified in terms of impacts on heritage features and the Green Belt.
- 5.2.16 Overall, no significant adverse effects are identified in regard to this policy and as such, to seek alternatives to it would likely mean identifying sites on greenfield / Green Belt land.

SADM8 Safeguarded Land in the Green Belt for Employment Use

- 5.2.17 The policy performs well in regard to the efficient use of PDL and supporting the delivery of a prosperous, balanced and stable economy.

Land adjacent Cranborne Road Employment Area – The site is mainly greenfield situated within Green Belt and therefore performs poorly against relevant sustainability objectives. Whilst Potters Bar Town Centre is not readily accessible by foot, there is a local parade of shops within walking distance of the site. There are also local bus services near to the site.

Land at Rowley Lane – The site performs well against sustainability objectives in that it contains PDL and sits in close proximity to an existing employment area. The site has good accessibility to Borehamwood Town Centre to the west and the strategic road network. Notwithstanding, the land is within the Green Belt (albeit it is bounded to the east by the A1) and is partially affected by flood zone 2. Overall, the site represents a logical extension to the Elstree Employment Area and would not adversely impact on the integrity of the Green Belt.

- 5.2.18 Overall no significant adverse effects are identified in relation to the sites and in any event, these sites would only come forward following a review of the Local Plan.

SADM9 Biodiversity and Habitat Sites

- 5.2.1 The policy is predicted to deliver slight and moderate beneficial effects in regard to the protection of wildlife habitats and the delivery of a prosperous, balanced and stable economy.

SADM10 – Biodiversity and habitats

- 5.2.2 Given the nature of the policy it is expected to deliver significant beneficial effects in regard to protecting wildlife and habitats. No significant adverse effects are predicted to arise from the implementation of this policy.

SADM11 Trees, Landscaping and Development

- 5.2.3 The policy has the potential to contribute positively to objectives relating to landscape character, quality of the countryside, biodiversity and the amenity of local communities.

SADM12 Flood Zones, SADM13 Water, Drainage and Flood Risk, SADM14 Sustainable Urban Drainage Systems

- 5.2.4 This suite of policies seeks to identify flood risk areas, avoid increasing the risk of flooding, and ensure SUDS are incorporated into new development. The policies are consistent with Policy CS16 of the Core Strategy and perform well against SA objectives relating to improving ground and surface waters, and minimising flood risk.

SADM15 Water supply and wastewater

- 5.2.5 The policy requires new development to be appropriately serviced. Implementation of the policy will ensure positive effects arise in regard to avoiding contamination of soil, ground and surface waters, the minimisation of water consumption and to improve the population's health.

SADM16 Mineral Consultation Area

- 5.2.6 Some slightly positive effects are identified relating to the delivery of housing and the economy through the protection of mineral resources, although largely, the effect of the policy is identified as neutral.

SADM17 Promoting healthy environments

- 5.2.7 Overall, the policy performs well against SA Objectives relating to impacts to air, land and water and the delivery of well planned, healthy and prosperous communities.

SADM18 Hazardous substances

- 5.2.8 Overall, the policy performs well against SA Objectives relating to impacts to air, land and water and the delivery of healthy communities.

- 5.2.9 The policy could be amended to include reference to pollution to air, land and water.

SADM19 Green Belt boundary

- 5.2.10 The policy proposes a number of adjustments to the Green Belt (GB) Boundary. The effects of each adjustment are described below:

Remove the Print Works at Bushey Hall Golf Course from the GB – This site is substantially developed. It does not meet a number of the objectives of the GB designation as set out in the NPPF and clearly fails to meet the test of openness. By modifying the boundary it potentially offers a further brownfield resource that could accommodate residential development. No significant adverse effects are identified.

Remove Colney Fields, Barnet Road from the GB – The site is green field, land locked and dominated by road infrastructure relating to the M25 and a large shopping park, accessed from St Albans District. The site has planning permission for the development of a hotel. It is severed from the main part of the GB by the M25 slip road and has no prospect of meeting the relevant purposes of the GB as set out in the NPPF. No significant adverse effects are identified.

Remove land at Heath Road from the GB – The site is within the curtilage of a dwelling house(s). It is made up of rear gardens and currently contributes towards the openness of the GB. Removal from the GB would mean it more likely that development would come forward on the land and which could adversely impact upon the openness and character of the countryside. Notwithstanding, no significant adverse effects are identified in sustainability terms.

Remove the Spire Hospital, Heathbourne Road from the GB – This site is substantially developed and represents a natural extension to the urban area of Bushey. It does not meet the objectives of the GB. No significant adverse effects are identified.

Redraw boundary around Oakbank; 5-23 (odd no.s) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary – Land in the vicinity of the cemetery that is proposed to be removed from the GB is bounded to the east by the squash and tennis club also in the GB. As such, removal of the land from the GB would not affect countryside character or the openness of the GB. Removal of land at the rear of the flats at Oakbank from the GB will raise the prospect that development could come forward where it adjoins land that is open in nature and within the GB. As such potential adverse effects could arise in regard to impacts on the character and openness of the countryside, albeit they are not considered to be significant. The removal of No 10 Cobden Hill from the GB is a logical in that it is surrounded by build development on all sides.

Former Sunny Bank School, Potters Bar - This site is substantially developed and represents a natural rounding off of the urban area (which bounds the site on 3 sides). As such, the provision of public open space and removal of the land from the GB would not affect countryside character or the openness of the GB. The allocation of the site under SADM1 for residential purposes (with public open space) will give rise to a positive effect in relation to the objective of improving the quality and affordability of housing.

Land on Rowley Lane adjacent to the Elstree Way Employment Area - Overall, the site represents a logical extension to the Elstree Employment Area. A substantial portion of the land is developed and is bounded by the A1 to the east which dominates the landscape in this location. As such, removal of the land from the Green Belt would not harm the overall designation.

5.2.11 It is considered that cumulatively, the removal of land from the Green Belt will not have an overall adverse effect on the designation. Some slight negative effects are identified in regard to effects on the countryside and the landscape but the sites being removed from the Green Belt constitute PDL.

5.2.12 Overall no significant adverse effect is identified.

SADM20 Village envelopes

5.2.13 Village envelopes have been identified for the three larger settlements of Elstree, Shenley and South Mimms to ensure development is directed to these more sustainable locations and away from lower order settlements which accommodate fewer services and facilities.

5.2.14 The provision of the village envelopes will give greater certainty to the delivery of infill housing and potentially affordable housing within each village and therefore improve the quality and affordability of housing. Over time, this could lead to a larger population and greater demand for services / facilities within each settlement. This is particularly important for South Mimms which is not as well served by facilities as the other two villages. The Council will be able to identify areas of amenity green space within the village envelope which will provide additional services / facilities for local residents, which contributes positively to the relevant sustainability objective.

5.2.15 Whilst there is the potential for some adverse effects in regard to landscape, open countryside and development on greenfield land, all of the settlements are conservation areas and any new development would need to have regard to other relevant planning policies. No significant adverse effects are identified in regard to sustainability.

SADM21 Key Green Belt Sites

- 5.2.16 The minor adjustments to the development envelopes of the KGBS's are not considered to have a significant adverse effect on the integrity of the Green Belt. There will be no loss of greenfield land. Whilst some negative effects could arise in regard to impacts on landscape character and the countryside, development will be contained within / close to existing built establishments.
- 5.2.17 Similarly, there are no significant adverse effects identified relating to the designation of the four new KGBS's under this policy.

SADM22 South Mimms Special Policy Area

- 5.2.18 This policy is carried over from the 2003 Local Plan. The draft policy performs poorly against objectives relating to protecting landscape character, the countryside, flood risk, impacts to water courses, dependence on use of the car and air quality.
- 5.2.19 Notwithstanding, some of these impacts arise due to the very nature of the operations that take place within the SPA (as a motorway service area and associated development). The site is an important strategic facility and the policy performs well against objectives relating to providing services and delivery of a prosperous, balanced and stable economy (given that it will generate employment).
- 5.2.20 The policy could be strengthened to focus on the need to provide a strategic landscaping scheme to reduce the adverse impacts on the Green Belt and landscape character generally.

SADM23 Development Standards in Green Belt

- 5.2.21 Positive effects are identified in regard to objectives relating to landscape character and the countryside.
- 5.2.22 No significant adverse effects have been identified.

SADM24 Diversification and Development Supporting the Rural Economy

- 5.2.23 Some slight positive effects are identified in regard to objectives relating to affordability of housing, equality of opportunity, provision of a prosperous, balanced and stable economy.
- 5.2.24 No significant adverse effects have been identified

SADM25 Watling Chase Community Forest

- 5.2.25 A number of positive effects have been identified in regard to objectives relating to access to facilities, healthy communities, landscape character, and biodiversity.
- 5.2.26 Notwithstanding, the policy refers to guidance set out in the Watling Chase Community Forest Plan which is not a statutory DPD. The policy could be re-worded to be more explicit about any controls within this guidance.

SADM26 Historic Assets

- 5.2.27 A significant positive effect is identified against this policy in relation to the SA Objective to protect cultural heritage.
- 5.2.28 No significant adverse effects are identified.

SADM27 Design principles

- 5.2.29 The policy performs well against objectives relating to essential services and facilities for residents, preventing and reducing the fear of crime, improving the population's health and provision of a prosperous, balanced and stable economy.
- 5.2.30 No significant adverse effects are identified.

SADM28 Bushey Heath MOD Housing Area

- 5.2.31 Moderate positive effects are identified in relation to protecting and enhancing landscape (townscape) character and cultural features.

5.2.32 No significant adverse effects are identified.

SADM29 Key Community Facilities

5.2.33 Significant positive effects are identified in regard to objectives relating to delivery of educational and training opportunities and essential services and facilities.

5.2.34 Part C1 of the policy makes provision for the development of a cemetery on Green Belt PDL. In some circumstances, cemeteries can be found to be appropriate uses in the Green Belt and as such, no significant adverse effect is identified in regard to the designation. The operation of a cemetery will, however, give rise to increased traffic movements and this is identified as a potentially moderate adverse effect, although as is noted in the assessment, other policies in the Core Strategy will require development to be acceptable in traffic and highway terms.

5.2.35 The consolidation of educational facilities at Hertswood Lower School, as provided for under part C2 of this policy, will contribute to the significant positive effects referred to above.

5.2.36 Overall, no significant adverse effects are identified in relation to the policy.

SADM30 Major Green Space, SADM31 Local Green Space, SADM32 Minor Amenity Land, SADM33 New and Improved Public Open Spaces

5.2.37 A number of positive effects are identified in regard to this suite of policies relating to the provision of services and facilities to local communities, improving the population's health, protecting landscape character, reducing the fear of crime maximising biodiversity opportunities.

5.2.38 No significant adverse effects are identified.

SADM34 Transport Development Areas, SADM35 Access and Movement

5.2.39 Taken together, these policies when implemented would give rise to positive effects against the SA Objectives relating to access to services and facilities, reducing social exclusion, improving health, reducing dependence on the private car, potentially reducing adverse impacts on air quality and reducing greenhouse gas emissions, making a positive contribution to the local economy and enhancing the vitality and viability of town centres.

5.2.40 No significant adverse effects are identified in regard to the current wording of these policies.

5.2.41 In regard to transport access and movement, HBC have raised the issue of whether the SADM DPD should contain a policy which seeks the effective use of the road hierarchy (either through modification of an existing draft policy or a new policy), particularly if the effect of such a policy were to bring about positive sustainability benefits.

5.2.42 Such a policy provision would not seek to address strategic planning matters such as the location of new growth and development in the Borough, given that this is already addressed through policies in the Core Strategy and the emerging SADMP DPD. However, there may be some merit in including a policy that is clear about how new development should relate to the road hierarchy, particularly to aid the Development Management process. The objectives of a road hierarchy policy could be to:

- Ensure new and existing roads were used as effectively as possible in accordance with their role in the road hierarchy.
- Direct new development to the appropriate category of road in the road hierarchy based on its scale, traffic generation, safety impact, and environmental effect.
- Ensure that the accommodation of road works, planned traffic movement, accesses and improvements will be guided by the principles which are set out in the Local Transport Plan for each category of road.

5.2.43 Some of these matters, in part, are already addressed by draft Policy SADM35 (d)).

5.2.44 Whilst such a policy would not deal with modal shift from the car to more sustainable forms of transport (which is addressed through other policies in the Core Strategy and SADMP) some sustainability benefits could arise, namely:

- The policy could result in reduced congestion / or improved traffic flow with associated reductions in overall emissions, thus having a positive effect on the objective to reduce greenhouse gas emissions. Similarly, this could be applied to the objective which seeks to improve air quality. As a consequence of these positive effects, further positive effects could arise in regard to improving the populations health.
- A reduction in levels of congestion could help to increase productivity and contribute towards achieving a prosperous, balanced and stable economy.
- If the policy results in reduced levels of traffic in town centres, this would have positive effects against the objective of seeking to sustain and enhance the vitality and viability of town centres.

5.2.45 Overall, there is the potential that some limited positive effects would be identified through SA of such a policy. Some further consideration should be given to the inclusion of such a policy in the plan.

SADM36 Town and District Centres, SADM37 Primary Frontages, SADM38 Secondary Frontages

5.2.46 These policies have been assessed together and it is predicted would deliver significant positive effects in regard to SA Objectives relating to providing a prosperous, balanced and stable economy and enhancing the vitality and viability of town centres.

5.2.47 Policy 36 identifies two locations (29 - 73 Shenley Road, Borehamwood and three adjacent sites in Radlett, namely - Radlett Service Station/Regency House, Former Radlett Fire Station, and Burrell & Co) where specific measures are proposed to improve the range of retail and community uses and the built environment in these areas. These measures will help to contribute to the significant positive effects identified above.

5.2.48 Overall, no significant adverse effects are identified.

SADM39 Smaller Centres, Parades and Individual Shops

5.2.49 A number of positive effects are identified including in regard to access to services and facilities, utilising PDL, reducing dependence on the private car and providing a prosperous, balanced and stable economy.

5.2.50 No significant adverse effects are identified.

SADM40 Retail and Commercial Development in Shenley

5.2.51 A number of positive effects are identified including in regard to access to services and facilities, utilising PDL, reducing dependence on the private car and providing a prosperous, balanced and stable economy.

5.2.52 No significant adverse effects are identified.

SADM41 Controlling Non-Retail Uses, SADM42 Night-time and Evening Uses

5.2.53 Positive effects are identified which include, access to services and facilities, utilising PDL, reducing dependence on the private car, providing a prosperous, balanced and stable economy and enhancing the viability and vitality of town centres.

5.2.54 No significant adverse effects are identified.

SADM43 Opportunities for Residential Use

5.2.1 A number of positive effects are identified including in regard to improving the quality and affordability of housing, utilising PDL, reducing dependence on the private car, providing a prosperous, balanced and stable economy and enhancing the viability and vitality of town centres. No significant adverse effects are identified.

SADM44 Shop Fronts

- 5.2.2 Positive effects are identified which include, access to services and facilities, protecting historic buildings, providing a prosperous, balanced and stable economy and enhancing the viability and vitality of town centres. No significant adverse effects are identified.

6 Summary

6.1 Sustainability of the Draft SADMP DPD

- 6.1.1 The Core Strategy contains a comprehensive suite of policies, both thematic and in some cases area / site specific. The role of the SADMP DPD is to set out site allocations and policies for determining planning applications and will, collectively, be the basis for decision making on new development and the use of land. The challenge is to avoid repetition and duplication between the Core Strategy and SADMP but also to ensure consistency between the two.
- 6.1.2 This review of the draft SADMP DPD against the SA Objectives suggests that it is building appropriately on the Core Strategy. No significant adverse impacts have been identified arising out of the draft policies or allocations and a few recommendations have been made in regard to amendments to policies or further work.

6.2 Alternatives

The Effects of not implementing the SADMP

- 6.2.1 The Regulations require an Environmental Report (such as an SAR) to include information relating to the likely evolution of the environment without the implementation of the plan that is being assessed.
- 6.2.2 Were the SADMP not to be implemented, the Core Strategy and saved Local Plan policies would guide development until such time as a more detailed DPD could be adopted. Notwithstanding, it is a requirement of the Core Strategy to have a more detailed DPD in place and as such would be pursued by the Council.
- 6.2.3 The Core Strategy (and to some extent the saved policies of the 2003 Local Plan) have been subject to SA and have been operating as the development control framework in the Borough for a period of time. The Core Strategy deals with many aspects of the planning of the Borough in greater detail than most strategic DPD's. This is particularly relevant in regard to the identification of employment land. Further, the Core Strategy advocates directing housing growth to accessible urban locations. As such, it is considered unlikely that significant adverse strategic environmental impacts would arise in the absence of the SADMP DPD. Notwithstanding, clearly it is preferable to have the more detailed DPD in place to set a clear and defensible framework for specific Development Management decisions over the next 15 years.

Strategic Options

- 6.2.4 Whilst the Local Plan Core Strategy sets out a series of overarching spatial policies for the Borough, given the evolution of the Plan, the size of Hertsmere (38 square miles) and its characteristics, the Core Strategy has addressed some aspects of planning in detail. Whilst in terms of housing, the Core Strategy proposes an accessible urban growth strategy directing development to the main settlements, in the case of employment land for example, it identifies specific areas and sites proposed for that use. In the earlier stages of Core Strategy preparation, the SA assessed a number of growth options for the Borough over the plan period. Whilst it is not the role of any SA to determine which growth option should be chosen (rather that is for the LPA through the formulation plan production to do so), the SA should help to identify the positive and negative sustainability credentials of each option.
- 6.2.5 The growth options over the 15 year period of the plan that were considered, are set out in the table below:

Table 4.1 Hertsmere Growth Options to 2027

Housing Growth	Housing Distribution	Employment Growth and Distribution
1. 2,300 dwellings; 2. 3,200 dwellings; 3. 3,900 dwellings; 4. 5,300 dwellings; and 5. 6,750 dwellings.	1: Maintain the current policy position (Borehamwood / Potters Bar first) 2: Flatten / remove hierarchy 3: Accessibility based approach 4: Market led / do nothing 5: Rural expansion 6: Substantial Urban Intensification	1: Do not allow the release of any existing designated employment land 2: Allow the release of existing employment land with no compensatory designations 3: Designate new business park / extension to an Employment Area 4: Safeguard land for a new business park / extension to an Employment Area within the built up areas of an existing settlement 5: Safeguard land for a new business park elsewhere 6: Safeguard land for an extension of the Stirling Way / Station Close / Otterspool Way / Centennial Park Employment Area 7: Safeguard land for an extension to existing employment area of Elstree Way, Borehamwood and Cranborne Road, Potters Bar.

6.2.6 **Housing Growth** - Option 3 was taken forward in the Core Strategy as it performed well in economic and social terms. However, its environmental performance was originally assessed as being lower than that for option 2 due to a higher level of land take involved, including some use of greenfield land within the Green Belt. Notwithstanding this original assessment, it has been found by HBC through further assessment of potential housing land supply, that the Borough's housing need over the plan period can mostly be accommodated on sites outside of the Green Belt. The Elstree Way Corridor Area Action Plan (2014) provides more housing potential than originally envisaged. This is because the Elstree Way Employment Area has been reduced further in size, allowing for the recycling of more underused employment land and subsequent regeneration.

6.2.7 **Housing Distribution** – Option 3 was assessed as the most sustainable option which seeks to focus development in the most accessible locations in Hertsmere which are Potters Bar, Borehamwood and to a lesser extent Radlett and Bushey.

6.2.8 **Employment Growth and Distribution** - Option 7 was found to be the most sustainable option because the proposed extensions of employment areas in Borehamwood and Potters Bar would help keep enough employment land available over the Plan period. Safeguarding land for employment at Elstree Way is particularly beneficial, as Borehamwood is the main settlement in the Borough, and increasing employment opportunities there will benefit a larger proportion of the local population. In addition, the proposed extensions would have limited impacts on the openness of the Green Belt and have good connectivity with Borehamwood and Potters Bar.

6.2.9 The adopted Core Strategy Policies were framed around these preferred options and as such were subject to SA at that stage. The SADMP DPD is considered to accord with the Core Strategy. It is considered that strategic options have therefore already been suitably assessed.

Alternatives to the SADM Policies

6.2.10 These have been addressed in Section 4 of this SAR.

6.3 Monitoring

6.3.1 The SEA Directive states that "*member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*" (Article 10.1). In addition, the Environmental Report should provide information on a "*description of the measures envisaged concerning monitoring*" (Annex I (i)) (Stage E).

- 6.3.2 SA monitoring must cover significant social and economic effects as well as significant environmental effects and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effects (both positive and negative) being monitored. In line with the SEA Directive, these significant effects should be monitored during the implementation of the SADMP DPD.
- 6.3.3 In order to establish whether the SADMP results in the impacts that were predicted in the SA, and to comply with the SEA Directive, there is a need to set out a monitoring framework. This monitoring framework concentrates on the significant effects of the policies. It will also provide data to inform any future SA of the SADMP, if for example it is updated. An initial monitoring framework has been drafted and provided in **Appendix E** and largely draws on data that will already be collected in relation to the monitoring of the SA for the Core Strategy.

Appendix A

Relevant Plans Policies and Programmes

International Plans, Policies and Programmes

Kyoto Protocol to the UN Framework Convention on Climate Change (1998)
The World Summit in Sustainable Development, Johannesburg (2002)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention on Conservation of Migratory Species (1979)
Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/EC) (The Habitats Directive)
EC White Paper: Adapting to climate change: Towards a European framework for action 2009
EU Rural Development Policy 2007-2013
EU Thematic Strategy on Air Quality (2005)
Groundwater Directive (GWD) (2006/118/EC)
Waste Framework Directive (2006/12/EC)
EU Air Quality Framework Directive (96/62/EC)
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)
EU Water Framework Directive (00/60/EC)
EU Sustainable Development Strategy 2006
EU Spatial Development Perspective 1999
EU Sixth Environmental Action Programme of the European Community 2002-2012
European Biodiversity Strategy, 1998

National Plans, Policies and Programmes

Securing the Future - UK Sustainable Development Strategy 2005
Working with the grain of Nature - A biodiversity strategy for England 2002
UK Climate Change Programme (2006)
Environment Agency (2001) Water Resources for the Future - A Strategy for England & Wales
DEFRA (2004) Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England.
UK Air Quality Strategy 2007
DEFRA (2004) The First Soil Action Plan for England: 2004-2006
Waste Strategy for England (2007, DEFRA)
Energy White Paper: Our energy Future – creating a low carbon economy
Saving lives: Our Healthier Nation White Paper
The Future of Transport – White Paper
Climate Change Act 2008
Sustainable Communities – Building for the Future (ODPM 2003)
Good Practice Guidance on Planning for Tourism (DCLG, 2006)
National Planning Policy Framework, 2012
Localism Act 2011

Regional Plans, Policies and Programmes

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

County Plans, Policies and Programmes

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

Local Plans, Policies and Programmes

Hertsmere Core Strategy Adopted 2013 (and associated evidence base)
Hertsmere Core Strategy Sustainability Appraisal
Hertsmere Together Community Strategy First Review 2006-2020
Hertsmere Local Plan 2003
Smile - a cultural and leisure strategy for Hertsmere
Hertsmere Contaminated Land Strategy
Hertsmere Environmental Strategy 2004
Hertsmere Borough Council Best Value Performance Plan 2005-2006
A Corporate Plan for Hertsmere
Crime, disorder and drugs reduction strategy for Hertsmere
Hertsmere Housing Strategy 2004-2007
Hertsmere Supplementary Planning Guidance: Monitoring and Review – Sustainability Indicators (2003)
Hertsmere Air Quality Review
Hertsmere Planning and Design Guidance SPD (2006)
Hertsmere Affordable Housing SPD (2008)
Hertsmere Parking Standards SPD (2013)
Statement of Community Involvement (2006)
Hertsmere Community Strategy 2006-2020

Appendix B

Core Strategy Sustainability Framework

SA Framework

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

No	SA Objective	Potential Indicators	Target	SEA Topics
		population		
Environmental				
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Total ha of Green Belt land	Zero change year on year	Soil, Biodiversity
		Net change of ha of Greenfield land from previous year	Zero change year on year	
		% of new development built on previously developed land	100%	
		Number of empty properties	Decrease number of empty homes on the housing register	
		% of new housing built at more than 30 dwellings per hectare	100%	
8	To reduce contamination and safeguard soil quality and quantity	Agricultural land by grade (ha)	Target not appropriate	Soil
		% of planning permissions granted resulting in loss of grades 1,2 and 3a agricultural land	Zero loss during plan period	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Number and % of listed buildings in good condition, at risk or lost	Increase % in good condition	Landscape, Heritage
		Number and % of ancient monuments in good condition, at risk or lost	Increase % in good condition	
		Total ha of Areas of Outstanding Natural Beauty	Target not appropriate	
		Total area of Conservation Areas	Zero change year on year	
		Net change of ha of Outstanding Natural Beauty from previous year	Zero change year on year	
10	To maintain and enhance the quality of countryside and landscape*	Area and type of landscape character areas	Target not appropriate	
		Landscape character areas (quality/quantity) affected by proposals/policies (using LCA tool)	No net loss in area of landscape character areas	
		Total ha of Green Belt	Target not appropriate	
		Net change of ha of Green Belt from previous year	Zero change year on year	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes*	% of households with 0, 1 or 2+ vehicles	No target identified	Air, Climatic Factors
		Average number of vehicles per household	No target identified	
		Modal split for journeys to work, shopping, school and leisure	To increase the percentage of journeys to work by non –car modes year on year	
		% population working from home	Increase year on year	

Hertsmere Borough Council, Site Allocations and Development Management Policies, Sustainability Appraisal (Incorporating SEA)

No	SA Objective	Potential Indicators	Target	SEA Topics
		Length of greenways/cycleways per head of population	Increase year on year	
		% of footways and cycleways that are assessed as easy to use	Increase year on year	
		Number of green travel plans	Increase during plan period	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale*	Number, area and condition of international, national, regional and locally designated sites	No loss of sites and improve condition during plan period	Biodiversity, Fauna, Flora
		Population of protected species including wild and farmland birds	Increase during plan period	
		Number, area and condition of all BAP habitats	No loss of sites and improve condition during plan period	
		Number of proposals which provide opportunities for building-in beneficial features as part of good design	% increase year on year	
		Number of proposals resulting in the potential loss or damage to designated sites	Decrease year on year	
13	To improve the quality of surface and ground waters*	River biological and chemical water quality classification	Good quality status to be achieved by 2010 Source: Water Framework Directive	Water, Biodiversity, Fauna, Flora
		Number of developments incorporating Sustainable Urban Drainage Systems	100%	
14	To minimise water consumption	Water consumption per capita (l/head/day)	Decrease during plan period	Water
		Number of planning applications promoting water saving devices or recycling of greywater	100%	
15	To minimise the risk of flooding taking account of climate change*	Number of properties affected by flood risk	Decrease during plan period	Water
		% of new development in flood risk areas	% change year on year.	
16	To improve local air quality*	Number of days when air pollution is moderate or high for PM10	To meet National Air Quality Standards	Air
		Levels of main air pollutants	To meet National Air Quality Standards	
		Number and area of Air Quality Management Areas	Decrease year on year	
17	To reduce greenhouse gas emissions*	CO2 emissions per sector	To help contribute towards the UK target of 20% reduction in CO2 emissions by 2010	Air, Climatic Factors
		CO2 emissions per capita		

No	SA Objective	Potential Indicators	Target	SEA Topics
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of energy generated from renewable sources	10% of 1,000sqm or 50+ dwellings as per RSS	Climatic Factors, Material Assets
		Number of planning applications promoting energy efficient design and/or renewable energy	To help contribute towards the UK target of 10% renewable energy target by 2010	
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Reduce tonnages year on year	Climatic Factors, Material Assets
		% of waste arisings by type recycled	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	
		% of waste arisings by type composted	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	
		% of waste arisings by type landfilled	By 2010 to reduce biodegradable municipal waste landfilled to 75% of that produced in 1995; by 2013 50% and 2020 35%. Source: UK Waste Strategy, 2000	
Economic				
20	To provide a prosperous, balanced and stable economy*	Breakdown by employment sector	Target not appropriate	Population, Material Assets
		Number of new VAT registrations per year	Increase year on year	
		Net change in VAT registered businesses from previous year	Increase year on year	
		Gross Value Added per worker	Increase year on year	
		Unemployment rate (%)	Decrease year on year	
21	To sustain and enhance the viability and vitality of town centres	Vacant floorspace	Decrease during plan period	Population
		Net loss of retail floorspace	% change year on year	
		Number and type of planning permissions in town centres	Target not appropriate	
		% retail floorspace in centre vs out-of-centre	Increase	

* - Indicates SEA objectives that consider cumulative effects

Appendix C

Draft SADM DPD Consultation Draft Policies

Policy SADM1 - Housing Allocations			
Part or all of the following sites, which are identified on the Policies Map, are allocated for housing development:			
Ref. No.	Site	Site Specific Requirements	Estimated Number of Dwellings
H1	Directors Arms Public House, Ripon Way, Borehamwood	Mixed residential development incorporating flats and houses. A high quality design is required on this prominent corner plot. A building height of up to 4 storeys may be achievable fronting the roundabout.	26
H2	Gas Holders site, Station Road, Borehamwood	Flatted residential development. A building height of up to 4 storeys may be acceptable fronting Station Road. The height and design of building to the rear of the site must not harm the amenity of occupants of neighbouring two storey properties. A flood risk assessment is required in support of any planning application. Contamination and remediation strategy to be provided. The Retort House, a locally important building, should be retained.	43
H3	Land to the south of Elstree and Borehamwood Station	Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment.	50
H4	Land at Bushey Hall Golf Club, Bushey	Flats and houses will be acceptable. Development should be no more than two storeys, though there may be opportunities for accommodation within roof spaces. The priority is to ensure an open, treed setting that protects the Green Belt.	13
H5	Land at Rossway Drive, Bushey	A mix of houses to be provided including a majority of 2 and 3 bedroom properties. The site layout should provide significant areas of open space in order to enhance the openness of the Green Belt. A master plan is required to guide the detailed planning of the site. The master plan should include the parcel of land to the immediate south of the site, as this could potentially become available for housing development in the longer term.	61
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	Mixed residential development, incorporating flats and houses and a number of sheltered/extra-care units which must be provided in agreement with the Council. Vehicular access is preferred from Shenley Road and Studio Way. Convenient pedestrian links to be provided to the south and to the Hertswood Lower School site. All site accesses to be provided in line with the Highway Authority's technical guidance. A transport assessment is required to show that the cumulative impact on the highways network, taking into account planned development in the Elstree Way Corridor, can be adequately mitigated. Protected trees should be retained and, if any are	276

		lost, they should be replaced. Sustainable drainage system to be agreed with Hertfordshire County Council. Leisure and public amenity space to be provided on site. Residential development is linked to and must enable the development of new school facilities on the Hertswood Lower School site. Relocation of Hertswood Upper School, playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period	
H7	Land at Lincolnsfield, Bushey	Building coverage should be limited to enhance the openness of the Green Belt. A flood risk assessment should be submitted in support of any planning application. Protected trees should be retained and development limited to unused land and offset by removal of derelict buildings.	11
H8	Europcar House, Aldenham Road, Bushey	The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should be no more than two storeys, although there may be opportunities for accommodation within roof spaces. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced houses should front Aldenham Road.	19
H9	Former Sunny Bank School, Potters Bar	Housing development should respect the character of the surrounding area, particularly the adjacent conservation area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Accesses may be taken from Field View Road, Sunny Bank Road and/or Meadow Way. Development should provide a continuation of the existing established building lines. The remaining educational/community uses must be satisfactorily relocated. A minimum of 1.4ha should be provided and managed as a public open space. This must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. The public open space will be treated as Local Green Space for planning policy purposes thereafter.	43
H10	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Flats and/or houses will be acceptable, with a mix of two and three storeys. The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented.	39
H11	Potters Bar Bus Garage, High Street, Potters Bar	The bus depot use must be suitably relocated by the bus operator. Mixed residential development incorporating flats and houses. Building heights of 2-4 storeys are appropriate. The design and layout should ensure that the effects of noise and any other pollution from the adjoining Hollies Way Industrial Park are mitigated, and a satisfactory level of amenity provided for future residential occupiers.	70

	TOTAL UNITS FROM HOUSING ALLOCATION SITES:	651
Development proposals must meet the site specific requirements and all relevant policies within the Local Plan, including Policy SADM27 on design. The Council will also require the applicant to demonstrate that the necessary infrastructure required to support proposals will be delivered. This includes appropriate community infrastructure.		

Policy SADM2 - Safeguarded Land for Housing

The following sites are identified as Safeguarded Land for Housing on the Policies Map:

- a) Land east of Farm Way, Bushey;
- b) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane, Bushey; and
- c) Starveacres, 16 Watford Road, Radlett.

These sites will only be released for housing in the event that a review of this plan indicates that there is insufficient land available from within the then defined urban area to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against their inappropriate development.

Policy SADM3 - Residential Developments

Proposals which would result in the net loss of satisfactory residential units or accommodation will not be permitted. Replacement accommodation will be sought where it is necessary for homes to be demolished as part of a redevelopment scheme.

The redevelopment of sites for residential use will be supported in existing urban areas, subject to the requirements of relevant development plan policies. In particular, development on existing residential gardens must respect its immediate surroundings, and as far as possible improve the quality of the area. Such proposals will only be supported by the Council where they comply with the requirements set out in the Planning and Design Guide SPD.

For any development which provides a new flat or flats, the following principles will apply:

- (i) each flat should be self-contained with access direct from a street frontage or a common entrance hall; and
- (ii) suitable communal or private garden provision should be made for each flat.

The conversion of larger homes to smaller self-contained units or houses or buildings in multiple occupation (Use Class C4 or *sui generis*) will be refused planning permission if :

- (i) they fail to meet the minimum floor space requirements set out in the Planning and Design Guide SPD;
- (ii) there would be insufficient off-street parking provision in line with the Parking Standards SPD and the potential effect on the adjoining highway would be unsatisfactory;
- (iii) the size of garden space would be inadequate or access to it would be difficult; or
- (iv) there would be more than 1 in 5 conversions in a defined row of houses.

Policy SADM4 - Gypsy, Traveller and Travelling Showpeople Sites

Existing provision

The Gypsy and Traveller sites listed in Table 2 will be protected for their existing use. Proposals which would result in the net loss of pitches will not be permitted.

New provision

New pitches will be provided on the following sites:

Reference	Site	Estimated pitches
GT1	Sandy Lane HCC traveller site, Bushey	3 additional
GT2	Gullimore Farm, Sandy Lane, Bushey	4 (regularised)
GT3	Chapman's Yard, Elton Way, Bushey	2 (regularised)

The Council will also consider whether there is scope for any further pitches to be provided on existing Gypsy and Traveller sites.

All new pitches should meet the criteria of Core Strategy Policy CS6.

Policy SADM5 - Employment Areas

The following sites identified on the Policies Map are allocated as Employment Areas. Detailed policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy:

- a) Elstree Way, Borehamwood;
- b) Stirling Way, Borehamwood;
- c) Cranborne Road, Potters Bar;
- d) Station Close, Potters Bar; and
- e) Otterspool Way, Bushey.

Policy SADM6 - Key Employment Site

The following site identified on the Policies Map is allocated as a Key Employment Site. Policy requirements for this site are set out in Policy CS8 of the Core Strategy:

- Centennial Park, Elstree

Infilling, additions or redevelopment for employment purposes will be acceptable provided it complies with Policy SADM 23.

Policy SADM7 - Locally Significant Employment Sites

The following sites identified on the Policies Map are allocated as Locally Significant Employment Sites. Detailed policy requirements for these sites are set out in Policy CS9 of the Core Strategy:

- a) Wrotham Business Park;
- b) Borehamwood Enterprise Centre and adjoining sites;
- c) Theobald Court and adjoining site, Borehamwood;
- d) Lismirrane Industrial Park, Elstree;
- e) Hollies Way Business Park, Potters Bar;
- f) Beaumont Gate, Radlett; and
- g) Farm Close sites, Shenley.

Policy SADM8 - Safeguarded Land for Employment Development

The following sites are identified as safeguarded land for employment development on the Policies Map:

- a) Land adjacent to the Cranborne Road Employment Area
- b) Land on Rowley Lane adjacent to the Elstree Way Employment Area.

These sites will be released for employment purposes in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term employment needs. Until that time they will be treated as if they are in the Green Belt.

Policy SADM9 – Biodiversity and Habitat Sites

Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNR) and Wildlife Sites are identified on the Policies Map. These sites and their boundaries are reviewed by the responsible organisations from time to time: the Policies Map will be updated where necessary over the plan period to reflect any such decisions.

Policy SADM10 – Biodiversity and Habitats

Development that would adversely affect a Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), Wildlife Site or protected species under UK or European Law, or identified for conservation by the Hertfordshire Biodiversity Action Plan will not normally be permitted.

The Council will consider the acceptability of development proposals having regard to:

- (i) the designation, status and nature conservation value of the site
- (ii) the level of protection that the development proposal offers to the wildlife or habitat affected;
- (iii) the ability to create, incorporate, enhance, or restore habitats or biodiversity;
- (iv) the future management of the wildlife or habitat affected by the proposal;
- (v) the availability of alternative development sites where the impact on wildlife or habitats would be less; and
- (vi) the detailed design of the proposal including its conformity with the Biodiversity, Trees and Landscape SPD.

The Council will also consider whether the benefits of the development would clearly outweigh the harmful impact on wildlife or habitats.

The Council will work in partnership with the Hertfordshire Local Nature Partnership, Hertfordshire Biological Records Centre, the Wildlife Trust and Natural England to minimise the impacts on biodiversity, habitats and geodiversity in Hertsmere.

Policy SADM11 – Trees, Landscaping and Development

Planning permission will be refused for development which would result in the loss, or likely loss, of:

- i) trees subject to a Tree Preservation Order; or
- ii) any healthy, high quality trees and/or hedgerows that make a valuable contribution to the amenity of the area in which they are located

Where possible, Tree Preservation Orders will be made to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected.

The Council will have regard to the Biodiversity, Trees and Landscape SPD (or any subsequent guidance) and BS5837 in the determination of planning applications affecting trees or hedgerows. This includes the requirement for appropriate landscaping schemes and, if necessary, replacement trees.

Policy SADM12 – Flood Zones

New built development will normally be directed to Flood Zone 1, in preference to Flood Zones 2, 3a and 3b shown on the Policies Map. The Council will follow the technical guidance to the NPPF when assessing the effect of development on flood risk and the type of development that is appropriate in a

particular flood zone.

Policy SADM13 – Water, Drainage and Flood Risk

The natural environment of water courses and areas of water will at least be maintained.

Where possible, watercourses including culverts, land adjacent to rivers, functional floodplains and flood storage areas will be restored to their natural state.

The risk of flooding will not be worsened and, where possible, will be improved as a consequence of development. Where development is proposed in an area at risk of flooding, a flood risk assessment (FRA) and/or drainage impact study will be required from the applicant. An FRA or drainage impact study may also be required where the development is not in an area at risk of flooding but where a risk might be created as a consequence of the development. An applicant may also be required to provide details of the measures proposed to control runoff from the site.

Where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative in advance of other site works.

Reservoirs and water attenuation areas which help reduce flood risk downstream will be retained.

Development that would be likely to pollute the aquifer or unduly affect the water table will not be granted permission. Where there may be a risk to groundwater the criteria adopted will be as described in the Environment Agency's publication 'Groundwater protection: Principles and practice (GP3)' (as amended).

Policy SADM14 – Sustainable Urban Drainage Systems

Development proposals will be required to comply with the principles and standards set out by the Lead Local Flood Authority for Sustainable Urban Drainage Systems (SuDS). The Council expects applicants to incorporate information on SuDS as part of any planning application to ensure that any required SuDS approval can be assessed concomitantly from the Lead Local Flood Authority.

Policy SADM15 – Water Supply and Waste Water

Development proposals must take into account the demand for off-site water service infrastructure. The Council will support applications where:

- (i) sufficient infrastructure capacity already exists; or
- (ii) extra capacity can be provided in time to serve the development

Policy SADM16 – Mineral Consultation Area

Within the Mineral Consultation Area shown on the Policies Map, building or other development will not be permitted to sterilise or prevent the future extraction of the mineral resource. The Council will seek the advice of Hertfordshire County Council as the Mineral Planning Authority on any significant proposal which may affect the resource.

Policy SADM17 – Promoting Healthy Environments

Development should not result in any adverse impact to public health or wellbeing, or significantly add to contamination or pollution, taking into account the situation following any mitigation and remediation measures. Development proposals will be judged against the principles below and any

future Contaminated Land, Air Quality or Noise and Vibration SPD.

Air

- (i) Development which would significantly exacerbate poor air quality in Air Quality Management Areas will not be permitted.
- (ii) Sensitive development that is proposed to be located in or adjacent to Air Quality Management Areas will be permitted provided:
 - i the impacts of poor air quality will not result in an undue impact on health; and
 - ii satisfactory mitigation measures are included alongside the application.

Land

- (i) Development on land that is known to be or suspected to be contaminated (or polluted) will only be permitted where a contaminated land assessment shows that the proposed development would not be likely to result in a threat to the health of the future users or occupiers of the site after any remediation measures are taken into account.
- (ii) The use of the site must be considered compatible with the level of pollution or contamination that is present or would be present after remediation measures are taken into account.
- (iii) Remediation measures should, where necessary, identify provision for the Environmental Health Department to monitor the site.

Noise and vibration

- (i) New residential development should not be exposed to existing significant sources of noise pollution, unless it can be shown that mitigation measures would be successful in reducing noise impacts to an acceptable level.
- (ii) Development which would create increases in background noise levels should be sited away from noise-sensitive development as far as possible: in addition, noise mitigation measures should be taken to ensure there is no increase in background noise levels beyond the site boundary.
- (iii) The Council will use the more detailed criteria and guidance in Appendix B to interpret these principles.

Light

- (i) Lighting installations should be suitable for the area in which they are situated and not harm the amenity of residents or the natural environment.
- (ii) Well-designed lighting installations are considered to be those that use the minimum lighting intensity and hours of operation for security purposes, minimise light spillage and do not cause harm to local ecology or dazzle drivers.

Odour

Development which potentially could create polluting odours should be designed with appropriate controls to ensure that there would be no odour detectable beyond the site boundary.

Policy SADM18 – Hazardous Substances

In determining applications under the Planning (Hazardous Substances) Act 1990 and associated regulations particular regard will be paid to the following:

- (i) the means of transporting any hazardous material to and from the application site;
- (ii) the level and type of any pollution likely to be caused;
- (iii) the impact on adjoining occupiers and other land uses in the vicinity;
- (iv) the need to ensure that no long term land contamination takes place which could prevent an acceptable after use of the site; and
- (v) the relationship of the site to existing undertakings in the vicinity where the storage of hazardous materials takes place or is permitted, or where hazardous industrial processes are undertaken.

Policy SADM19 - Green Belt Boundary

The amended boundary of the Green Belt, to which Policy CS13 (Core Strategy) and Policy SADM23 apply, is shown on the Policies Map.

Policy SADM20 - Village Envelopes

Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling may be appropriate. Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.

Policy SADM21 - Key Green Belt Sites

The following Key Green Belt Sites are identified on the Policies Map:

- a) Aldenham School, Letchmore Heath
- b) Bio Products Laboratory, Dagger Lane, Aldenham
- c) Blackbirds Sewage Works, Oakridge Lane, Aldenham
- d) The Bushey Academy, formerly Bushey Hall School, London Road, Bushey
- e) Bushey Meads School, Coldharbour Lane, Bushey
- f) Dame Alice Owen's School, Sawyers Lane, Potters Bar
- g) Electricity Transforming Station, Hilfield Lane, Elstree
- h) Elstree Aerodrome, Hogg Lane, Elstree
- i) Haberdashers' Aske's School (Boys), Aldenham Road, Elstree
- j) Haberdashers' Aske's School (Girls), Aldenham Road, Elstree
- k) Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane, Potters Bar
- l) National Institute for Biological Standards and Control (NIBSC), Blanche Lane, Potters Bar
- m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood
- n) Queen's School, Aldenham Road, Bushey
- o) Purcell School, Aldenham Road, Bushey
- p) St Margaret's School, Merry Hill Road, Bushey
- q) Willows Farm Village, London Colney

Their continued use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors:

- (i) the impact on the openness of the Green Belt and the purpose of including land within it;
- (ii) whether the proposal would be ancillary to, or support an existing or approved use on the site;
- (iii) the impact on the amenity of adjacent properties;
- (iv) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and
- (v) whether the proposal would lead to any significant increase in motorised traffic generation.

Green Transport Plans should accompany planning applications for any significant development at these sites.

The submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.

Policy SADM22 - South Mimms Special Policy Area

Within the Special Policy Area defined on the Policies Map planning permission will only be granted for development for facilities for the movement of people and goods on the motorway network, including those supporting the immediate needs of drivers, passengers and their vehicles.

Uses primarily for sleeping, rest and refreshment should be located at least 250 metres from elevated and ground level primary road carriageways and 100 metres from such carriageways in cuttings. Other uses or operations, including alterations to the road network, should be located in less sensitive locations.

New development proposals should as far as possible:

- (i) improve vehicular and pedestrian circulation within the site for users of the Motorway Service Area and for through traffic; and
- (ii) incorporate tree planting to screen the site and improve environmental quality.

Proposals will not be supported which:

- (i) exacerbate existing traffic or environmental conditions;
- (ii) prejudice the rationalisation and improvement of the area, or
- (iii) are located in the flood plain of Mimms Hall Brook.

The former Charleston Paddocks site will be held in reserve for motorway service uses to assist the rationalisation of the area.

The Council will prepare a development brief to guide the improvement and rationalisation of the land uses within the Special Policy Area in liaison with the relevant organisations.

Policy SADM23 – Development Standards in the Green Belt

The Council will assess all applications for development in the Green Belt to ensure they comply with the following principles:

- (i) developments should be located as unobtrusively as possible and advantage should be taken of site contours and landscape features in order to minimise the visual impact;
- (ii) buildings should be grouped together: isolated buildings in the countryside should be avoided;
- (iii) existing open and green space in the area, including garden areas, should be retained;
- (iv) the scale, height and bulk of the development should be sympathetic to, and compatible with, its landscape setting and not be harmful to the openness of the Green Belt;
- (v) developments should use materials which are in keeping with those of the locality, and, where modern materials are acceptable, they should be unobtrusive;
- (vi) existing trees, hedgerows and other features of landscape and ecological interest should be retained and enhanced in order to enrich the character and extent of woodland in the Community Forest in line with Policy SADM11;
- (vii) the viability and management of agricultural sites should not be undermined, there also being a strong presumption against development which would fragment a farm holding.

The scale of development will be controlled. In particular:

- (i) a replacement building (which is for the same use) must not be materially larger than the one it replaces;
- (ii) an extension or alteration to a building must not individually or cumulatively be disproportionate to the original building; the addition(s) must be subordinate to the original;
- (iii) limited infilling or redevelopment on a previously developed site must have no greater impact on the openness or character of the Green Belt than the existing permanent development.

In judging scale the Council will make a comparison between the existing and proposed development having regard to:

- i. the proposed change in floor space;
- ii. the proposed changes to the site coverage of building and hardstanding;
- iii. the proposed changes in height and orientation of development; and
- iv. the proposed change and intensity of the use(s) and the buildings at the site.

A like for like replacement in terms of building is not necessarily acceptable. The nature and intensity of the new use, its effect on amenity and landscape and local character will be important considerations.

Policy SADM24 – Diversification and Development supporting the Rural Economy

Proposals for the diversification of farm enterprises or for forestry, equestrianism or other rural business, which involve new building and/or works, will be supported, provided:

- the site is of a lower agricultural land grade (i.e. Grade 3b, 4, 5 or non-agricultural); or
- there is a robust case that overrides the need to protect agricultural land of a higher quality; and/or
- there is a reliable prospect that the land will be restored to at least its original quality.

Equestrian facilities should connect to and enhance the network of Greenways and bridleways.

New dwellings for agricultural, forestry or equestrian holdings will be permitted where it is demonstrated that:

- the holding is economically viable and has long term prospects;
- there is a proven need for a worker to be on site ; and
- there is no other reasonable alternative.

All development, which is supported in principle under this policy, must also satisfy the requirements of Policy SADM23.

Policy SADM25 – Watling Chase Community Forest

The Watling Chase Community Forest and its gateway sites are indicated on the Policies Map. The Forest Plan and supplementary planning guidance will be material considerations in the determination of planning applications in the Forest area. The Forest Plan also provides the framework for formulating and implementing projects in partnership with the Countryside Management Service, Natural England, Forestry Commission and the other local authorities.

Policy SADM26 – Heritage Assets

Planning applications will be considered in accordance with the NPPF.

Applicants are encouraged to seek informal advice about their proposals before submitting an application.

When applications are submitted for proposals affecting any heritage asset the applicant must clearly explain what the proposal is for and provide sufficient detail to allow for an informed decision to be made. This should be done through appropriately detailed plans and drawings, and by providing a written design and access statement. For listed buildings this should also include an historic building appraisal: drawings should show the building as existing and as proposed.

When assessing proposals, the Council will have regard to the significance of the heritage asset and the potential harm to it.

The development proposal should protect, conserve and where possible enhance the significance, character and appearance of the historic asset and its setting. The scale, design, use and character of the proposal will be taken into account, as well as the detailed provisions following.

Conservation Areas

In conservation areas the Council will seek to:

- (i) retain buildings, structures and historic features;
- (ii) retain important open spaces and views ;
- (iii) avoid the cumulative effect of smaller scale proposals harming the area; and
- (iv) obtain improvements which enhance the area.

In particular, proposals resulting in the loss of buildings and structures in conservation areas will not be permitted unless:

- i. the building or structure is beyond economic repair; or
- ii. Its removal or replacement would be beneficial to the character or appearance of the area.

The Council will also take into account any additional guidance provided by a Conservation Area Appraisal.

Listed Buildings

The Council will not support development proposals which would materially harm the setting of, or endanger the fabric of a listed building. Listed Building Consent will not be granted for alterations or extensions that would be detrimental to the special architectural or historic character of a listed building.

Archaeology

The Council expects features of known or potential archaeological interest to be surveyed, recorded and wherever possible retained. Developers will therefore be required to undertake an archaeological field assessment and submit a report on the findings before the Council will grant planning permission. Where a proposal would affect archaeological remains and it is considered acceptable for the development to proceed, conditions will be imposed to ensure that the remains are properly recorded, and where practicable, preserved and enhanced, and the results analysed and published.

Buildings of Local Interest

Development proposals affecting a building included on this list will be expected to maintain or improve the appearance and character of the building, and its setting. The demolition of buildings on the list will not be supported.

Historic Parks and Gardens

For proposals relating to historic parks and gardens the Council will consider:

- (i) whether the proposal conserves and, where possible, enhances the significance, character or appearance of the heritage asset and its setting.
- (ii) the potential harm to the historic asset; and
- (iii) the scale, design, character and materials of the proposed development.

Battlefield

Development on or affecting the setting of the site of the Battle of Barnet (1471) will not be permitted.

Policy SADM27 – Design Principles

The Council will support development which:

- (i) makes a positive contribution to the built and natural environment; and
- (ii) results in a high quality design.

In order to achieve a high quality design, a development must:

- i. respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
- ii. have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

For major proposals development should also;

- a. retain, enhance or create a high quality public or semi-public realm, in line with Hertsmere's Streetscape Manual or successor document;
- b. enhance legibility through the spatial pattern of development;
- c. create a sense of place by complementing the local character, pattern of development or

- d. distinctiveness of its surroundings; and ensure an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.

All development should comply with Hertsmere's Planning and Design Guide (and any successor document).

Policy SADM28 – Bushey Heath MOD Housing Area

In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development should satisfy the following principles:

- (i) new development must respect the pattern, rhythm, spacing and open setting of the area;
- (ii) new development should be sited on a plot that reflects existing plot sizes and must not result in disproportionate plot coverage.;
- (iii) new development must not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps;
- (iv) new development must complement the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights;
- (v) new development should make provision for the retention of soft landscaping between the road and building and respect the open layout of front cartilages;
- (vi) new development must ensure that existing trees which make a positive contribution to the character of the area are retained;
- (vii) additions to dwellings should not dominate or overbear the original proportions of the dwelling.

Policy SADM29 – Key Community Facilities

Proposals for the provision or enhancement of community facilities will be supported provided:

- (vii) they will principally serve a local community;
- (viii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers;
- (ix) they are accessible by public transport, walking and cycling;
- (x) they offer access for all;
- (xi) where appropriate, they are designed to be able to accommodate a range of community uses and users; and
- (xii) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.

Specific proposals are identified on the Policies Map as follows:

Reference	Site	Proposal	Site Requirements
C1	Former Watford Depot site, Paddock Road, Oxhey, near Watford	Provision of a cemetery	Specific regard should be paid to car parking, access and the level of any ancillary development. The proposal should be designed to respect and enhance the character and openness of the Green Belt.
C2	Hertswood Lower School, Cowley Hill, Borehamwood	Provision of new and/or refurbished school facilities	The site is to be used for the consolidation of Hertswood Academy and any other educational facilities that may be necessary to serve the immediate local area Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with and visual links to the

			wider Green Belt. The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period
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Policy SADM30 – Major Green Space

Development proposals, which would result in the loss of a Major Green Space identified on the Policies Map or detract from its open character, will not be permitted unless exceptional circumstances can be demonstrated.

Proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the open nature of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM31 – Local Green Space

Development proposals, which would result in the loss of a Local Green Space defined on the Policies Map or would have a negative impact on the features which make it locally significant, will not be permitted unless very special circumstances can be demonstrated.

Proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the use of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM32 – Minor Amenity Land

Development proposals which would result in the loss of minor amenity land that contributes to the character and visual amenity of an area will not be permitted unless it can be demonstrated that the benefits of development to the area clearly outweigh the loss.

Policy SADM33 – New and Improved Public Open Spaces

Developments in excess of 50 residential units or 2,500 sq.m. gross external floorspace, or where a specific need has been identified by the Council, are required to provide public open space on site. This shall be provided in addition to private amenity space and landscaping; it shall be fully accessible without any restrictions and maintained in perpetuity. If public open space cannot be provided on site or the

required amount cannot be provided on site in full, and where the proposal has over-riding planning benefits, a financial contribution may be sought towards the provision of new public open space or enhancements to existing spaces as an alternative.

Public open space provision must maximise biodiversity benefits. New or improved public open space shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the Hertfordshire Biodiversity Action Plan. Species chosen for planting across the space must maximise the biodiversity benefit.

Public open space should normally be green public open space, such as a public park. Areas of new and/or improved hard landscaped public open space, such as civic space, may be considered appropriate instead of green public open space, particularly in town centres. In such cases it must be demonstrated that the provision of green public open space is not possible or appropriate. Biodiversity benefits should be maximised where appropriate for civic spaces and other hard landscaped public open space.

Policy SADM34 – Transport Development Areas

Transport Development Areas at Borehamwood and Potters Bar are defined on the Policies Map.

Policy SADM35 – Access and Movement

Development will be supported provided:

- (a) there is adequate space for safe movement within the site for:
 - i. circulation, parking and picking up or dropping off passengers where the development would result in a high number of shorter stays;
 - ii. the manoeuvring of personal and larger vehicles such as emergency vehicles; and
 - iii. pedestrians and non-motorised vehicles;
- (b) there is safe and convenient access, with adequate visibility splays for both motorised and non-motorised users;
- (c) there is adequate off-street car parking in compliance with Core Strategy Policy CS25;
- (d) for major schemes a transport assessment shows that:
 - i. the scheme (in conjunction with any cumulative impacts of development within the local area) would not result in a significant increase in vehicular movements that would strain the capacity of the main road or transport network, taking into account all mitigation measures; and
 - ii. the scheme maximises cycle, pedestrian and greenway provision through its layout and links to existing routes and services; and
- (e) the construction of the scheme would not harm the safety and flow of vehicles and other users of the highway network.

Policy SADM36 – Town and District Centres

The boundaries of town and district centres are shown on Policies Map for:

- Borehamwood Town Centre
- Potters Bar Darkes Lane Local Town Centre
- Potters Bar High Street District Centre
- Radlett Watling Street District Centre
- Bushey High Street District Centre
- Bushey Heath High Road District Centre

The Council will support proposals to improve the facilities, functions and environment of these centres whenever appropriate. New development must also accord with Policy CS27 in the Core Strategy. Specific proposals are identified on the Policies Map as follows:

Reference	Address	Proposal	Planning requirements
TC1	29-59 Shenley Road and 61-71 Shenley Road, Borehamwood	Mix of town centre uses	Active frontages on ground floor fronting Shenley Road, consistent with the range of uses sought in secondary frontages in Policy CS28 and Policy SADM38. Upper floor(s) may be residential and/or office. Design should respect the existing pattern of development along Shenley Road. A general building height of 3 storeys is appropriate. New retail and commercial units should be serviced from the rear. Car parking should also be provided at the rear.
TC2	Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	Mix of town centre uses	Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use. Upper floor(s) may be residential and/or office. Comprehensive redevelopment is preferred, though the site could come forward in stages. Building should not exceed two storeys fronting Watling Street, though it may be possible to utilise roof voids and/or basement space. Design should respect the character and enhance the setting of the adjacent conservation area. Consistent and co-ordinated design required across the whole site. Flood risk assessment required. Noise mitigation measures required for residential (and any other noise sensitive) use.

Policy SADM37 – Primary Frontages

In the primary shopping frontages (defined on the Policies Map) the Council will seek to ensure that class A1 shops predominate in ground floor units. Proposals that would result in the loss of a class A1 shop will only be supported where:

- (i) there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; and
- (ii) there would be clear benefits arising from the proposal for the vitality and viability of the frontage and the centre generally.

Policy SADM38 – Secondary Frontages

In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1, A2 and A3 uses in ground floor units. Proposals for other main town centre uses including A4 and A5 will be supported provided that they do not harm the vitality or viability of the frontage and the centre generally.

Policy SADM39 – Smaller Centres, Parades and Individual Shops

The Council will protect class A1 shops within the following designated areas: Local Centres, Key Neighbourhood Parades, Neighbourhood Centres, Neighbourhood Parades, and Individual Shops.

Proposals that would result in the loss of a class A1 use in these locations will only be supported where:

- (i) there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; or
- (ii) in the case of smaller centres and parades there is more than one class A1 use remaining;
- (iii) local residents would still have access to a range and choice of essential shops within the centre, parade or within reasonable walking distance; and
- (iv) the replacement use would be beneficial to the local community.

Policy SADM40 – Retail and Commercial Development in Shenley

The Council will support small scale development within class A1, A2, A3, A4, A5 in the following locations:

- a) Andrews Close Neighbourhood Centre and its immediate vicinity, excluding the designated Major Green Space at Porters Park Drive; and
- b) along the east side of that part of London Road which falls within the Shenley village envelope.

provided it can be demonstrated that it would primarily serve and benefit the local community.

Policy SADM41 – Controlling Non-Retail Uses

The Council will also consider the following factors in determining applications for non-retail uses:

- (i) the nature of the operation and the number of such occupiers within the centre, parade or frontage and the local area generally;
- (ii) the concentration or clustering of such operators within the centre, parade or frontage and the local area generally;
- (iii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise,

- (iv) odours, traffic, parking, general disturbance or problems of disorder and nuisance; and the likely impacts of the proposal, whether individually or cumulatively, on the retail image of the area in which it is located.

Policy SADM42 – Night-time and Evening Uses

The Council will in addition consider the following factors in determining planning applications for evening economy uses, including entertainment, late night retailing and eating and drinking establishments :

- (i) whether the proposal supports the creation of a balanced evening economy;
- (ii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, traffic, parking, general disturbance or problems of disorder and nuisance;
- (iii) the design of the development, as it relates to public safety, crime prevention and the reduction of anti-social behaviour;
- (iv) arrangements for mitigating pollution, including noise, odours and emissions;
- (v) access arrangements for people of all ages and abilities;
- (vi) whether adequate levels of parking and public transport would be available during the hours of operation; and
- (vii) whether the day-time use would detract from the character and amenity of the surrounding shops and services (i.e. by providing a blank frontage due to closure during the day rather than maintaining an active street frontage)

Policy SADM43 - Opportunities for Residential Use

The change of use of long-term vacant ground floor units to residential accommodation may be considered acceptable where:

- (i) there is clear evidence to demonstrate that there is no demand for continued retail or commercial use and the unit has been marketed effectively for such use;
- (ii) the site is not within an allocated Primary Frontage as defined in the Policies Map;
- (iii) local residents would still have access to a range and choice of essential shops within the centre or parade, or within reasonable walking distance;
- (iv) the use of the unit for residential purposes is consistent with the function and character of the area; and
- (v) high quality self-contained residential accommodation with a high standard of amenity for occupiers would be provided, consistent with other policies and standards relating to housing and design.

Policy SADM44 – Shop Fronts

Permission will be granted for well-designed shop fronts which respect the street scene and follow the guidance set out in Part F of the Planning and Design Guide SPD.

Appendix D
SADMP DPD Assessment Tables

Policy SADM1 Housing Allocations		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	The provision of housing has the potential to contribute to the delivery of further educational capacity in the Borough through S106 / CIL.
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+++	The delivery of a mix of housing through this policy will make a positive contribution to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The delivery of a mix of affordable / social housing through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	This policy enables new development to be delivered. Provided development is in accordance with Policy SADM27 and other Core Strategy Policies relating to the delivery of good design, the policy will make a positive contribution to this objective.
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that the majority of the sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	The sites are in urban locations.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	Additional development / growth is likely to lead to greater demand for car based journeys. However, the proposed allocations are situated in accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations.
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM14 'SUDS',
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, the allocations are dispersed, whilst being situated in urban locations, do not focus a significant number of dwellings in a single location and as such, there is unlikely to be an overall adverse impact on AQ.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movement may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).

Policy SADM1 Housing Allocations		
SA objective	Impact	Commentary
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development.
20. To provide a prosperous, balanced and stable economy	++	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Some of the allocations are located close to Town Centres which may increase 'footfall' contributing towards their vitality.

Policy SADM1 Housing Allocations Site Assessment Matrix (Sites H1 – H5)					
H1. Directors Arms Public House, Ripon Way H2. Gas Holders site, Station Road H3. Land to the south of Elstree and Borehamwood Station H4. Land at Bushey Hall Golf Club, Bushey H5. Land at Rossway Drive, Bushey					
SA objective	Site H1	Site H2	Site H3	Site H4	Site H5
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+	+	+	0
2. To ensure ready access to essential services and facilities for all residents	+	++	+	0	0
3. To improve the quality and affordability of housing	++	++	+++	++	+++
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	-	+	+
8. To reduce contamination and safeguard soil quality and quantity	0	+	0	0	+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	-/+	0	0	-/+
10. To maintain and enhance the quality of countryside and landscape	0	0	0	0	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	-/+	-/+	-/+	--
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-	-	-
20. To provide a prosperous, balanced and stable economy	+	+	+	+	+
21. To sustain and enhance the viability and vitality of town centres	+	+	+	+	0

Policy SADM1 Housing Allocations						
Site Assessment Matrix (Sites H6 – H11)						
H6. Hertswold Upper School, Thrift Farm Lane H7. Land at Lincoln Field, Bushey H8. Europcar House, Aldenham Road, Bushey H9. Former Sunny Bank School, Potters Bar H10. Birchville Court, Heathbourne Road, Bushey Heath H11. Potters Bar Bus Garage, High Street, Potter Bar						
SA objective	Site H6	Site H7	Site H8	Site H9	Site H10	Site H11
1. To improve educational achievement, training and opportunities for lifelong learning and employability	-/+	+	+	-	+	+
2. To ensure ready access to essential services and facilities for all residents	+	0	0	--	0	+
3. To improve the quality and affordability of housing	+++	++	++	++	++	+++
4. To reduce poverty and social exclusion and promote equality of opportunities	++	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+	+	+
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+	-/+	-/+	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	-	0	0	-	0
10. To maintain and enhance the quality of countryside and landscape	0	-/+	0	0	0	0
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	-/+	+	+	+	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	0
16. To improve local air quality (AQ)	-	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-/+	-/+	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-	-	-	-
20. To provide a prosperous, balanced and stable economy	+	+	+	+	+	+
21. To sustain and enhance the viability and vitality of town centres	+	0	0	0	0	0

Policy SADM2 Safeguarded Land in the Green Belt for Housing		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	-/+	Negligible – but potential to contribute positively to this objective over the long term.
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The delivery of a mix of housing through this policy will make a positive contribution to this objective in the long-term.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The delivery of a mix of affordable / social housing through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	Some of the sites do constitute PDL however some are also green field albeit in / or in close proximity to an urban location.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	Potential to have adverse impacts on the green belt.
10. To maintain and enhance the quality of countryside and landscape	-/+	Potential to have adverse impacts on the green belt
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, the allocations are dispersed, whilst being situated in urban locations, do not focus a significant number of dwellings in a single location and as such there is unlikely to be an overall adverse impact on AQ.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movement may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.

Policy SADM2 Safeguarded Land in the Green Belt for Housing		
SA objective	Impact	Commentary
renewable energy		
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development.
20. To provide a prosperous, balanced and stable economy	+	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Some of the allocations are located close to Town Centres which may increase 'footfall' contributing towards their vitality but impact is likely to be marginal.

Policy SADM2 Safeguarded Land in the Green Belt for Housing**Site Assessment Matrix**

- a. Land east of Farm Way Bushey;**
b. Land bounded by Heathbourne Road, Windmill Lane and Clay Lane; and
c. 16 Watford Road (Starveacres), Radlett.

SA objective	Site a	Site b	Site c
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0
3. To improve the quality and affordability of housing	+	+	+
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	-	+	-
8. To reduce contamination and safeguard soil quality and quantity	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/0	-/0	-/0
10. To maintain and enhance the quality of countryside and landscape	-	0	-/0
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0
13. To improve the quality of surface and ground waters	0	0	0
14. To minimise water consumption	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0
16. To improve local air quality (AQ)	0	0	0
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-
20. To provide a prosperous, balanced and stable economy	+	+	+
21. To sustain and enhance the viability and vitality of town centres	+	+	+

Policy SADM3 Residential developments		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	++	The retention of residential units as sought through this policy will make a positive contribution to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The retention / replacement of a mix of affordable / social housing to a high specification through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	Provided development is in accordance with Policy SADM27 and other Core Strategy Policies relating to the delivery of good design, the policy will make a positive contribution to this objective.
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+++	The policy is likely to have a positive effect given that development is directed to urban locations.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	Development is directed to accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Development is directed to accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The policy directs growth to urban locations in accordance with the Core Strategy.
13. To improve the quality of surface and ground waters	+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM14 'SUDS'.
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, growth is directed to urban accessible locations.

Policy SADM3 Residential developments		
SA objective	Impact	Commentary
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development.
20. To provide a prosperous, balanced and stable economy	+	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Directing the majority of residential development within the main settlements / urban areas may increase footfall in the town centres, increasing their vitality.

Policy SADM4 Gypsy, Traveller and Travelling Showpeople Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	The sites are located within reasonable proximity to key local services. This will ensure access to services and facilities for this section of the community. The policy contributes positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The policy will contribute to the social inclusion of the gypsy and traveller community. The policy seeks to promote equality of opportunities by locating sites within reasonable proximity to key local services.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	Allocating specific sites will contribute to safeguarding against certain crimes. In addition, this policy has the potential to reduce fear of crime through ensuring sites are properly planned and managed.
6. To improve population's health and reduce inequalities both geographically and demographically		
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The allocated sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	Gypsy and Traveller sites have the potential to generate waste.
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM5 Employment Areas		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment use in existing established employment areas will ensure good accessibility to employment and services and facilities.
3. To improve the quality and affordability of housing	+	The policy (and corresponding Core Strategy Policy CS8) allows for the release of some employment land for new housing which would contribute positively to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness. Directing new employment development to the areas with good accessibility will also help promote equality of opportunities for those without access to a private car.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that all of the sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	The sites are in urban locations.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The proposed allocations are situated in accessible urban locations which has the potential to reduce the need for travelling.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM14 'SUDS',
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).

Policy SADM5 Employment Areas		
SA objective	Impact	Commentary
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	+++	The provision of employment land to provide a platform for employment opportunities makes a significant positive contribution to this objective.
21. To sustain and enhance the viability and vitality of town centres	++	The release of constrained employment sites within town centres for alternative forms of development may have benefits for town centre vitality and viability through enabling beneficial alternative uses.

Policy SADM5 Employment Areas (Site Assessment Matrix) a. Elstree Way, Borehamwood b. Stirling Way, Borehamwood c. Cranborne Road, Potters Bar d. Station Close, Potters Bar e. Otterspool Way, Bushey					
SA objective	Site a	Site b	Site c	Site d	Site e
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+	+	+	+
2. To ensure ready access to essential services and facilities for all residents	+	+	+	+	+
3. To improve the quality and affordability of housing	+	+	+	+	+
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	++	+	++	++
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+	-/+	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	0	0	0	0
10. To maintain and enhance the quality of countryside and landscape	+	+	-/+	+	+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	+	+	+	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	-/0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0
16. To improve local air quality (AQ)	-/+	-/+	-/+	-/+	-/+
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-/+	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-	-	-
20. To provide a prosperous, balanced and stable economy	++	++	++	++	++
21. To sustain and enhance the viability and vitality of town centres	++	+	+	++	0

Policy SADM6 Key Employment Site		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment use in existing established employment areas will ensure good accessibility to employment and services and facilities (although it is noted that Centennial Park is more isolated from the urban area than other employment allocations).
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that the site is PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	-	The site is detached from the urban area.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The allocations is situated in a relatively accessible location.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM14 'SUDS',
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through

Policy SADM6 Key Employment Site		
SA objective	Impact	Commentary
		adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	++	The provision of employment land to provide a platform for employment opportunities makes a positive contribution to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM7 Locally Significant Employment Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Some potential for employment opportunities
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	++	The sites are all PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	Unlikely to be any adverse effect.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0/-	One of the sites (Wrotham Business Park) is within a historic park and garden and close to a number of listed buildings.
10. To maintain and enhance the quality of countryside and landscape	0/-	Some of the sites are within the Green Belt.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Sites are situated within urban areas with good access to public transport / more isolated sites all have public transport links.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	One of the sites (Beaumont Gate) sits partially within flood zone 3.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+++	Provision of a supply of smaller business sites across the Borough will have a significant positive effect on providing a prosperous, balanced and stable economy by protecting the employment generating uses.
21. To sustain and enhance the viability and vitality of town centres	+	Minor positive effect given that retention of smaller business units may help to maintain the mix of uses within town centres (where employment currently exists) maintaining economic activity.

Policy SADM7 Locally Significant Employment Sites**Site Assessment Matrix**

- **Wrotham Business Park (Site a);**
- **Borehamwood Enterprise Centre and adjoining sites (Site b);**
- **Theobald Court and adjoining sites (Site c);**
- **Lismirrane Industrial park (Site d);**
- **Hollies Way Business park (Site e);**
- **Beaumont Gate (Site f); and**
- **Farm Close sites (Site g)**

SA objective	Site a	Site b	Site c	Site d	Site e	Site f	Site g
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	0	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0	0	0	0	0
3. To improve the quality and affordability of housing	0	0	0	0	0	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0	0	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	++	++	++	++	++	++
8. To reduce contamination and safeguard soil quality and quantity	0/-	0/-	0	0/-	0/-	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	0	0	0	0	0	-
10. To maintain and enhance the quality of countryside and landscape	-	0	0	-	0	0	-
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	++	++	+	++	++	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	0	0	0	0	0	0	0
14. To minimise water consumption	0	0	0	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	-	0
16. To improve local air quality (AQ)	0	0	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0	0	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	0	0	0	0
20. To provide a prosperous, balanced and stable economy	+	++	+	++	+	+	+
21. To sustain and enhance the viability and vitality of town centres	0	+	+	0	0	+	0

Policy SADM8 Safeguarded Land in the Green Belt for Employment Use		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment uses adjacent to established employment areas will ensure good accessibility to employment and services and facilities.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	The Rowley Lane site constitutes PDL. The land at Cranborne Road is partially PDL but in the main represents a greenfield extension into open countryside (Green Belt).
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The 2 sites are within the Green Belt, however any impact on the openness and overall function of the Green Belt would be minimal.
10. To maintain and enhance the quality of countryside and landscape	-/+	The sites are in the Green Belt. However, Rowley lane is PDL and contained by the A1 and Cranborne Road will have a minimal impact on the Green Belt.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The allocations are assessed as being situated in a relatively accessible locations.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM14 'SUDS',
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.

Policy SADM8 Safeguarded Land in the Green Belt for Employment Use		
SA objective	Impact	Commentary
energy		
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	++	The provision of employment land to provide a platform for employment opportunities would make a positive contribution to this objective in the long-term.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM8 Safeguarded Land in the Green Belt for Employment Use**Site Assessment Matrix:****a) Land Adjacent to Cranborne Road Employment Area****b) Land at Rowley Lane**

SA objective	Site a	Site b
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+
2. To ensure ready access to essential services and facilities for all residents	+	+
3. To improve the quality and affordability of housing	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	+
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	-/+
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0
13. To improve the quality of surface and ground waters	-/+	-/+
14. To minimise water consumption	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0
16. To improve local air quality (AQ)	-/+	-/+
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-
20. To provide a prosperous, balanced and stable economy	++	++
21. To sustain and enhance the viability and vitality of town centres	0	0

Policy SADM9 –Biodiversity and Habitat Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protected nature conservation sites can contribute positively to landscape character. Protection and retention of such sites will make a positive contribution to this objective.
10. To maintain and enhance the quality of countryside and landscape	+	Most nature conservation sites are situated in the countryside and their retention and protection will make a positive contribution to this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	++	The retention and protection of biodiversity and nature conservation sites will have a significant positive effect on protecting habitats of national and local importance.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Protection of the natural environment and retention of designated sites could have a slightly positive effect by attracting tourism and recreation uses of designated areas.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM10 – Biodiversity and habitats		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protected nature conservation sites can contribute to landscape character. Protection of such sites will make a positive contribution to this objective.
10. To maintain and enhance the quality of countryside and landscape	+	Most nature conservation sites are situated in the countryside and their protection will make a positive contribution to this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+++	The protection of biodiversity and nature conservation sites will have a significant positive effect on protecting habitats of national and local importance.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Protection of the natural environment could have a slightly positive effect by attracting tourism and recreation uses of designated areas.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM11 – Trees, Landscaping and Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protection and retention of trees can contribute positively to landscape character.
10. To maintain and enhance the quality of countryside and landscape	+	Protection and retention of trees can contribute positively to the countryside and its landscape.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Trees have the potential to provide valuable habitat for protected and other species.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Positive effects on the amenity of local communities could arise from the implementation of this policy.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM12 Flood Zones		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	National flood risk planning policy states a preference for PDL to be developed before greenfield sites.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	Interaction between this policy and CS16 of the Core Strategy will contribute to this objective.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	++	Reference to the NPPF will ensure flood risk is considered through planning applications.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Flooding can have significant adverse effects for local economies. Ensuring that adequate protection from the risk of on and off-site flooding will have a positive effect on providing a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM13 Water, Drainage and Flood Risk		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Implementation of the policy would require new development to avoid adverse impacts on water supply / resources.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	Implementation of the policy would require new development to avoid adverse impacts on ground conditions.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes		
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	++	Minimising risk to the water environment should have a positive effect on improving water quality.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	++	Implementation of the policy alongside Policy CS16 and the NPPF will ensure flood risk is considered and minimised.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Flooding can have significant adverse effects for local economies. Ensuring that adequate protection from the risk of on and off-site flooding will have a positive effect on providing a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM14 Sustainable Urban Drainage Systems		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	The policy will lead to suitably designed SUDS schemes in any new development.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	+	Implementation of the policy will ensure flood risk has been considered and designed for in any new development.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM15 – Water supply and wastewater		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The requirement for appropriately serviced development in regard to water supply and wastewater disposal contributes positively to this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	The requirement for suitable wastewater disposal as part of any new development contributes positively to this objective.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	The requirement for suitable wastewater disposal as part of any new development contributes positively to this objective.
14. To minimise water consumption	+	Consideration of sufficient capacity in regard to water supply under this policy contributes positively towards this objective.
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM16 – Mineral Consultation Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The protection of minerals (sand and gravel in this case) through the operation of this policy will contribute towards the supply of raw materials for the building and construction sector.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Mineral extraction could lead to the creation of jobs and contribute to the supply of raw materials for the building / construction industry.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM17 – Promoting healthy environments		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	++	Implementation of the policy should ensure that new development has considered the health of the local and wider population.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	Implementation of the policy would contribute to the efficient use of PDL through remediation of contamination.
8. To reduce contamination and safeguard soil quality and quantity	+	The necessary assessments required under this policy will contribute positively towards this objective.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Some indirect positive effects on protected species through minimisation of noise and air quality impacts.
13. To improve the quality of surface and ground waters	+	The requirement to remediate contaminated land could indirectly contribute positively to this.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
17. To reduce greenhouse gas emissions (GGE)	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Implementation of the policy should deliver well planned and healthy built environments which will contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM18 – Hazardous substances		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Controls over hazardous substances will contribute positively to the delivery of healthy communities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	Suitable controls over development involving hazardous substances will reduce the risk of ground contamination.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	Suitable controls over development involving hazardous substances will reduce the risk of contamination of the water environment.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Operation of the policy should ensure pollution to air is controlled. The Policy could be explicitly worded in this regard.
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM19 Green Belt boundary		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The release of some land from the Green Belt could provide the opportunity to deliver additional housing.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The policy will remove PDL from the Green Belt and provide the potential to deliver a modest amount of developable land.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The sites being removed from the Green Belt are PDL and situated close to urban areas. Their removal is considered to have a neutral impact on the landscape.
10. To maintain and enhance the quality of countryside and landscape	-/+	The sites being removed from the Green Belt are PDL and situated close to urban areas. Their removal is considered to have a neutral impact on the countryside.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	There is the potential to provide some additional housing and growth on sites removed from the Green Belt and the impact is considered to be positive but minor.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM19 Green Belt boundary**Site Assessment Matrix**

- Remove the Print Works at Bushey Hall Golf Course from the Green Belt (site a);
- Remove Colney Fields, Barnet Road from the Green Belt (site b);
- Remove land at Heath Road from the Green Belt (site c);
- Remove the Spire Hospital, Heathbourne Road from the Green Belt (site d); and
- Redraw boundary around Oakbank; 5-23 (odd no.s) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary (site e).
- Former Sunnybank School, Potters Bar (site f);
- Land on Rowley Lane adjacent to the Elstree Way Employment Area, Borehamwood (site g).

SA objective	Site a	Site b	Site c	Site d	Site e	Site f	Site g
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	0	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0	0	0	0	0
3. To improve the quality and affordability of housing	+	0	+	+	+	++	0
4. To reduce poverty and social exclusion and promote equality of opportunities	0	0	0	0	0	0	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0	+	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+	+	0	+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0	0	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	0	-	+	-/+	0	-/+
10. To maintain and enhance the quality of countryside and landscape	+	+	-	+	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0	0	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	0	0	0	0	0	0	0
14. To minimise water consumption	0	0	0	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0	0	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	0	0	0	0
20. To provide a prosperous, balanced and stable economy	+	+	+	+	+	0	++
21. To sustain and enhance the viability and vitality of town centres	0	0	0	0	0	0	0

Policy SADM20 Village envelopes		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The delivery of additional housing in the long term may lead to an increased demand and therefore the provision of more local / community services and facilities. The ability for the council to designate areas of amenity land within the village envelope will help to improve the level of services and facilities for the local community.
3. To improve the quality and affordability of housing	++	The policy will encourage a small amount of infill development.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The provision of affordable housing will contribute positively towards this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	May lead to a small amount of infill development on greenfield sites but the impact is not considered to be significantly adverse.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	There is unlikely to be any overall adverse impact on the landscape associated with infill development in Elstree, Shenley and South Mimms.
10. To maintain and enhance the quality of countryside and landscape	-/+	There is unlikely to be any overall adverse impact on the countryside / Green Belt associated with infill development in Elstree, Shenley and South Mimms.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	
20. To provide a prosperous, balanced and stable economy	+	The policy has some potential, through the provision of limited development and the influx of new families, to maintain / bring vitality to the three settlements.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM20 Village envelopes			
Assessment Matrix			
SA objective	Elstree	Shenley	South Mimms
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0
2. To ensure ready access to essential services and facilities for all residents	+	+	+
3. To improve the quality and affordability of housing	++	++	++
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	-/+	-/+	-/+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0
13. To improve the quality of surface and ground waters	0	0	0
14. To minimise water consumption	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0
16. To improve local air quality (AQ)	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	-/+	-/+
20. To provide a prosperous, balanced and stable economy	+	+	+
21. To sustain and enhance the viability and vitality of town centres	0	0	0

Policy SADM21 Key Green Belt Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The policy identifies institutions within the Green Belt which constitute PDL and where some limited development could take place in accordance with other Local Plan Policies and the NPPF. The effect of the policy would be to continue to protect the integrity of the Green Belt and greenfield sites from development.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	Whilst the allocation of KGBS's may lead to some development within their envelopes, this is not considered to give rise to a significant adverse impact.
10. To maintain and enhance the quality of countryside and landscape	-/+	Whilst the allocation of KGBS's may lead to some development within their envelopes, this is not considered to give rise to a significant adverse impact.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM21 Key Green Belt Sites (Site Assessment Matrix)				
a. Blackbirds Sewage Works, Oakridge Lane, Aldenham b. Electricity Transforming Station, Hilfield Lane c. Elstree Aerodrome, Hogg Lane, Elstree d. Willows Farm Village, London Colney				
SA objective	Site a	Site b	Site c	Site d
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	+
2. To ensure ready access to essential services and facilities for all residents	+	+	0	+
3. To improve the quality and affordability of housing	0	0	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	0	0	0	0
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0	-
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	-/+	0	0
13. To improve the quality of surface and ground waters	0	0	0	0
14. To minimise water consumption	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	-
17. To reduce greenhouse gas emissions (GGE)	0	0	0	-
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	-
20. To provide a prosperous, balanced and stable economy	+	+	0	+
21. To sustain and enhance the viability and vitality of town centres	0	0	0	0

Policy SADM22 South Mimms Special Policy Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	Provides hotel and other services.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	There is the potential for some employment to arise from it.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	The Special Policy Area (SPA) is in the main PDL with an element of greenfield land in the southern portion.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The SPA is in the Green Belt and is unlikely to enhance landscape character. Notwithstanding, the intent of the spatial allocation and its boundary helps to maintain the quality of the countryside, particularly as the site is existing, and by ensuring the area doesn't sprawl.
10. To maintain and enhance the quality of countryside and landscape	-/+	The SPA is in the Green Belt and is unlikely to enhance landscape character. Notwithstanding, the intent of the spatial allocation and its boundary helps to maintain the quality of the countryside, particularly as the site is existing, and by ensuring the area doesn't sprawl.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	--	Clearly the purpose of the SPA is to provide support for facilities for the movement of people and goods but inevitably does not perform well against this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-/+	Regard must be had to the presence of Mimmshall Brook.
13. To improve the quality of surface and ground waters	-/+	Regard must be had to the presence of Mimmshall Brook.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	-/+	Part of the SPA is floodplain.
16. To improve local air quality (AQ)	--	Given the nature of the allocation, which is to provide support for facilities for the movement of people and goods, it does not perform well against this objective.
17. To reduce greenhouse gas emissions (GGE)	--	Given the nature of the allocation, which is to provide support for facilities for the movement of people and goods, it does not perform well against this objective.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	Given the uses that are situated and allowed for in the SPA, there is the potential for waste to be generated. Notwithstanding, this can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	++	The facility has the potential to generate local employment.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM23 – Development Standards in Green Belt		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	++	The policy seeks development proposals that will not have an adverse impact on landscape character.
10. To maintain and enhance the quality of countryside and landscape	++	The policy seeks development proposals that will not have an adverse impact on the Green Belt and landscape character.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM24 – Diversification and Development Supporting the Rural Economy		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The policy supports the development of dwellings for agricultural and equestrian workers.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The policy seeks diversification of businesses which could lead to some employment.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	The policy seeks diversification of businesses which could lead to some employment.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM25 – Watling Chase Community Forest		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	Access to the Community Park via the Gateway sites provides an important recreational facility for residents of the Borough.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Access to this recreational resource will help to contribute positively to this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Development proposals will need to have a beneficial impact on the Community Forest in accordance with the Forest Plan.
10. To maintain and enhance the quality of countryside and landscape	+	Development proposals will need to have a beneficial impact on the Community Forest in accordance with the Forest Plan.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The Community Forest accommodates numerous habitats.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM26 – Historic Assets		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The policy seeks to support retention and protection of heritage assets (depending upon their importance) which can be of benefit to all sectors of society.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+++	The policy details sites, buildings and locations of heritage or archaeological value, including unidentified archaeological remains. Effects are expected to be significant due to the strong safeguards stipulated by the policy read alongside Policy CS14 of the Core Strategy.
10. To maintain and enhance the quality of countryside and landscape	+	Some heritage assets are situated in the countryside and the policy will contribute positively towards this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM27 – Design principles		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy includes a requirement for development to seek to deliver high quality public realm which will be of benefit to local residents..
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy includes reference to the HBC Planning and Design Guide which addresses appropriate levels of security in new development.
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of high quality buildings and functioning open spaces will contribute to a feeling of well-being for the residents of the area and brings some positive health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy seeks the delivery of a high quality public realm and townscape.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The policy seeks accessible designs for new development.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Enhanced public realm and increased usage has the potential to deliver a well-functioning sustainable mixed community.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM28 Bushey Heath MOD Housing Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good high quality built environment will make a marginal (positive) contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	++	The policy will protect the special character of the area (as defined in the Character Area Appraisal) and contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM29 Key Community Facilities		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+++	The policy will support the delivery of educational or training facilities including consolidation of the Hertswood Academy. As such, there are likely to be significant permanent positive effects depending on the successful implementation of this policy.
2. To ensure ready access to essential services and facilities for all residents	+++	This policy lends strong support to the provision or dual use of community facilities. As such, there are likely to be significant permanent positive effects depending on the successful implementation of this policy.
3. To improve the quality and affordability of housing	+	The provision of facilities to support housing growth has an indirect beneficial effect on this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	A flexible approach to community facilities provision may have positive effects on this objective as community and leisure facilities can be important social hubs. The likelihood, scale and magnitude of these positive effects will depend on the location of facilities within identified deprived areas.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy in supporting the provision or enhancement of new community facilities can play a crucial role in combating crime. 'Boredom' is often cited as a cause for certain criminal activities.
6. To improve population's health and reduce inequalities both geographically and demographically	+	This policy provides a mechanism for the pro-active provision of additional facilities that may include health care, sporting and leisure opportunities in the Borough.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	-/+	The former Watford Depot site is situated in the Green Belt. Notwithstanding, the development of a cemetery in this location, provided it is designed in a sensitive manner with a suitable landscaping scheme incorporated, will not give rise to significant adverse impacts. Policies SP1 and CS13 of the Core Strategy will also seek to ensure inappropriate development within the Green Belt does not take place.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	--	The introduction of a cemetery, as provided for under C1 of this policy, has the potential to give rise to increased car usage and in a location where access to public transport is limited. Whilst other policies within the Core Strategy will seek to ensure development does not give rise to unacceptable traffic generation, the provision of a cemetery in this location is predicted to give rise to moderately negative effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM30 Major Green Space		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy will contribute towards this objective where a Major Green Space may form part of the landscape character of an area.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM31 Local Green Space		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy will contribute towards this objective where a Local Green Space may form part of the landscape character of an area.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM32 Minor Amenity Land		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a (marginal) positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM33 New and Improved Public Open Spaces		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy includes a requirement for new development to include Public Open Space (POS) which will be of benefit to local residents.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy seeks provision of accessible open spaces. These will be required to be incorporated into development which has regard to HBC's design SPD and which would lead to a safer built environment.
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of high quality buildings and functioning open spaces will contribute to a feeling of well-being for the residents of the area and brings some positive health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The policy requires new POS to maximise biodiversity benefits.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM34 Transport Development Areas (TDA's)		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Improved accessibility for all by public transport and non-motorised forms of transport to facilities (and employment opportunities) may have some indirect positive effects against this objective, as it may enable or improve access to education and training.
2. To ensure ready access to essential services and facilities for all residents	++	The creation of TDA's and the focus of major trip generating development in areas of high public transport accessibility are likely to have permanent positive effects.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Focusing development in the most accessible locations should help to improve opportunities for social engagement and promote a more equitable pattern of development and investment.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Focusing development in the TDA's is likely to provide greater access to more sustainable forms of transport including walking and cycling which can lead to health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	Focusing development in the TDA's is likely to provide greater access to more sustainable forms of transport including walking, cycling and public transport reducing dependence on the car.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use will have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	0	Reduction in private car use will have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	Good accessibility and an efficient transport system will make a positive contribution to the local economy.
21. To sustain and enhance the viability and vitality of town centres	+	The promotion of alternatives to the car is likely to have an indirect positive effect on the viability and vitality of town centres by making town centres less car dominant and more accessible local communities.

Policy SADM35 – Access and Movement		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The policy seeks to ensure vehicular movements do not adversely impact the highway network capacity and to provide greater access to more sustainable forms of transport including walking and cycling and links to greenways.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use will have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use will have a positive effect on reducing GGE
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

SADM36 Town and District Centres, SADM37 Primary Frontages & SADM38 Secondary Frontages		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	These policies will provide ready access to facilities and services in the most sustainable locations.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	By seeking to improve the vitality of the town centres and directing growth to them should result in people not having to travel far for retail and leisure. There is potential for these policies to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development and growth within the town centres will give rise to waste. This can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	+++	The policies in combination have the potential to support the vitality of town centres, raise their profile and therefore their use, contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+++	The policies in combination with those in the Core Strategy will support the development / growth of the town centres contributing positively to this objective.

SADM39 Smaller Centres, Parades and Isolated Shops		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	The suite of policies will provide ready access to facilities and services in the most sustainable locations. The potential for night time and evening uses will extend this appeal.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on local and neighbourhood centres development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Providing services and facilities locally has the potential to reduce car journeys.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	The policy has the potential to support the vitality of local neighbourhoods contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM 40 Retail and Commercial Development in Shenley		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy will provide ready access to facilities and services in Shenley
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	Development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Providing services in the settlement centre has the potential to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Any reduction in private car use will have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	The policy has the potential to provide services within Shenley and support the vitality of the settlement centre contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	

SADM41 Controlling Non-Retail Uses & SADM42 Night-time and Evening Uses		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policies will provide ready access to facilities and services in the most sustainable locations. The potential for night time and evening uses will extend this appeal.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime. Policy SADM41 seeks to ensure any night time activities do not give rise to anti-social behaviour.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	By seeking to improve the vitality of the town centres, directing growth to them and encouraging an evening economy, should result in people not having to travel far for retail and leisure. There is potential for these policies to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development and growth within the town centres will give rise to waste. This can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	+	The policies in combination have the potential to control development and support the vitality of town centres contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	The policy in combination with other SADM policies and those in the Core Strategy will support the development / growth of the town centres contributing positively to this objective.

SADM43 Opportunities for Residential Use		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The policy introduces the prospect for residential accommodation to replace long-term vacant units which could help to meet housing needs and improve the affordability of housing.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The potential to provide affordable housing / housing in urban areas could contribute positively towards this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Focusing development in the urban / town / neighbourhood centres has the potential to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development and growth within the town centres will give rise to waste. This can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	+	The policy has the potential to support the vitality of town centres contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	The policy in combination with other SADM policies and those in the Core Strategy will support the development / growth of the town centres contributing positively to this objective.

SADM44 Shop fronts		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.

Appendix E

Draft Monitoring Framework

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP ?	Collect data specifically for SADMP?
Social				
1	To improve educational achievement, training and opportunities for lifelong learning and employability	% of economically active population with no qualifications	Yes	Yes
		% of economically active population with NVQ3 or higher qualifications	Yes	Yes
		% of adults with basic numeracy and literacy skills	Yes	Yes
2	To ensure ready access to essential services and facilities for all residents	Proximity of services to population - % of population within threshold distance from services-	Yes	No
		% of Borough deficient in various types of open space	No	No
		% of new development within 1 km of good public transport links	Yes	Yes
3	To improve the quality and affordability of housing	% of dwellings not meeting the 'decent homes' standard	Yes	No
		House price to income ratio	Yes	No
		Number of people on housing waiting list and average time on list	Yes	No
		% of affordable housing	Yes	Yes
4	To reduce poverty and social exclusion and promote equality of opportunities	% of people claiming job seekers allowance who have done so for a year or more	Yes	No
		% of under 16's living in income deprived families	Yes	No
5	To reduce and prevent crime, fear of crime and anti-social behaviour	Total crime per 1000 population	Yes	No
		Crime by type (vehicle, burglary, violent) per 1000 population	Yes	No
		Fear of crime: % of residents that feel safe/very safe living in Hertsmere	Yes	No
6	To improve population's health and reduce inequalities both geographically and demographically	Life expectancy (by gender)	Yes	No
		General health: % of people describing their health as a) Good, b) Fairly Good, c) Not Good	Yes	No
		Death rate by type (CHD, cancer, suicide, accidents) per 1000 population	Yes	No
Environmental				
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Total ha of Green Belt land	No	No
		Net change of ha of Greenfield land from previous year	Yes	No
		% of new development built on previously developed land	Yes	No
		Number of empty properties	Yes	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP ?	Collect data specifically for SADMP?
		% of new housing built at more than 30 dwellings per hectare	Yes	Yes
8	To reduce contamination and safeguard soil quality and quantity	Agricultural land by grade (ha)	No	No
		% of planning permissions granted resulting in loss of grades 1,2 and 3a agricultural land	No	No
		% of planning permissions granted requiring remediation of contaminated land	Yes	Yes
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Number and % of listed buildings in good condition, at risk or lost	No	No
		Number and % of ancient monuments in good condition, at risk or lost	No	No
		Total ha of Areas of Outstanding Natural Beauty	No	No
		Total area of Conservation Areas	No	No
		Net change of ha of Outstanding Natural Beauty from previous year	No	No
		% of planning permissions granted requiring improvements to cultural features and their settings	Yes	Yes
10	To maintain and enhance the quality of countryside and landscape	Area and type of landscape character areas	No	No
		Landscape character areas (quality/quantity) affected by proposals/policies (using LCA tool)	No	No
		Total ha of Green Belt	No	No
		Net change of ha of Green Belt from previous year	No	No
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	% of households with 0, 1 or 2+ vehicles	Yes	Yes
		Average number of vehicles per household	Yes	Yes
		Modal split for journeys to work, shopping, school and leisure	Yes	Yes
		% population working from home	Yes	Yes
		Length of greenways/cycleways per head of population	Yes	Yes
		% of footways and cycleways that are assessed as easy to use	Yes	Yes
		Number of green travel plans	Yes	Yes
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Number, area and condition of international, national, regional and locally designated sites	No	No
		Population of protected species including wild and farmland birds	Yes	No
		Number, area and condition of all BAP habitats	No	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP ?	Collect data specifically for SADMP?
		Number of proposals which provide opportunities for building-in beneficial features as part of good design	Yes	Yes
		Number of proposals resulting in the potential loss or damage to designated sites	No	No
13	To improve the quality of surface and ground waters	River biological and chemical water quality classification	Yes	No
		Number of developments incorporating Sustainable Urban Drainage Systems	Yes	Yes
14	To minimise water consumption	Water consumption per capita (l/head/day)	Yes	No
		Number of planning applications promoting water saving devices or recycling of greywater	Yes	Yes
15	To minimise the risk of flooding taking account of climate change	Number of properties affected by flood risk	No	No
		% of new development in flood risk areas	No	No
		Number of developments incorporating Sustainable Urban Drainage Systems	Yes	Yes
16	To improve local air quality	Number of days when air pollution is moderate or high for PM10	Yes	No
		Levels of main air pollutants	Yes	No
		Number and area of Air Quality Management Areas	Yes	No
17	To reduce greenhouse gas emissions	CO2 emissions per sector	Yes	No
		CO2 emissions per capita	Yes	No
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of energy generated from renewable sources	Yes	Yes
		Number of planning applications promoting energy efficient design and/or renewable energy	Yes	Yes
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Yes	No
		% of waste arisings by type recycled	Yes	No
		% of waste arisings by type composted	Yes	No
		% of waste arisings by type landfilled	Yes	No
Economic				
20	To provide a prosperous,	Breakdown by employment sector	Yes	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP ?	Collect data specifically for SADMP?
	balanced and stable economy	Number of new VAT registrations per year	Yes	No
		Net change in VAT registered businesses from previous year	Yes	No
		Gross Value Added per worker	Yes	No
		Unemployment rate (%)	Yes	No
21	To sustain and enhance the viability and vitality of town centres	Vacant floorspace	Yes	No
		Net loss of retail floorspace	Yes	No
		Number and type of planning permissions in town centres	No	No
		% retail floorspace in centre vs out-of-centre	Yes	No