



Dacorum Local Planning Framework: Site Allocations DPD

Sustainability Appraisal of the Pre Submission DPD

SA Report Appendix A - Assessments

September 2014

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Appendix A Assessment Matrices

Methodology

The following tables outline the symbols and abbreviations used to document the results of the assessment process.

Key to Assessment Scores

Scale		
Symbol	Meaning	Comment
L	Local	Within the settlement and immediate vicinity
R	Regional	Within the Dacorum Borough and neighbouring local authorities
N	National	UK or a wider global impact

Permanence		
Symbol	Meaning	Comment
P	Permanent	E.g. Effects lasting during and beyond the life of the plan
T	Temporary	E.g. Effects during construction

Timescale	
In the Short Term	0-10 years
In the Medium Term	10-20 years
In the Long Term	After life of plan

Significance Assessment	Description
✓✓	Very sustainable - Option is likely to contribute significantly to the SA/SEA objective
✓	Sustainable - Option is likely to contribute in some way to the SA/SEA objective
?	Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective
-	Neutral – Option is unlikely to impact on the SA/SEA objective
x	Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective
xx	Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective

The table below outlines the Sustainability Objectives that have been used to focus the assessment process and details the reference term which is used in the assessment tables for the sake of brevity. The full framework of objectives and associated sub-objectives can be found in the main SA Report.

SA Objective		Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	Biodiversity
2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	Water quality/ quantity
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Flood risk
4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	Soils
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO ₂	Greenhouse gas emissions
6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	Climate change proof
7	Achieve good air quality, especially in urban areas	Air quality
8	Maximise the use of previously developed land and buildings, and the efficient use of land	Use of brownfield sites
9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
10	To identify, maintain and enhance the historic environment and cultural assets	Historic & cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & townscape
12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	Health
13	To deliver more sustainable patterns of location of development	Sustainable locations
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	Equality & social exclusion
15	Ensure that everyone has access to good quality housing that meets their needs	Good quality housing
16	Enhance community identity and participation	Community identity & participation
17	Reduce both crime and fear of crime	Crime and fear of crime
18	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity and growth
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Fairer access to services
20	Revitalise town centres to promote a return to sustainable urban living	Revitalise town centres

Promoting Sustainable Development

Policy SA1: Identified Proposals and Sites

SA Objective	Assessment of Effect						
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
				In the short term	In the medium term	In the long term	
1	Biodiversity	No predicted effects.	-	-	-	-	-
2	Water quality/ quantity	No predicted effects.	-	-	-	-	-
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Soils	No predicted effects.	-	-	-	-	-
5	Greenhouse gas emissions	No predicted effects.	-	-	-	-	-
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	No predicted effects.	-	-	-	-	-
8	Use of brownfield sites	No predicted effects.	-	-	-	-	-
9	Resource efficiency	No predicted effects.	-	-	-	-	-
10	Historic & cultural assets	No predicted effects.	-	-	-	-	-
11	Landscape & townscape	No predicted effects.	-	-	-	-	-
12	Health	No predicted effects.	-	-	-	-	-
13	Sustainable locations	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
14	Equality & social exclusion	Developing/re-developing the sites for community and leisure purposes, along with safeguarding these sites for these types of development, should help to support this policy by providing local facilities for local communities.					
15	Good quality housing	Developing/re-developing sites, along with safeguarding these sites, should help to support this policy by providing housing, including affordable housing.	P	L	✓	✓	✓
16	Community identity & participation	No predicted effects.	-	-	-	-	-
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-
18	Sustainable prosperity & growth	Developing/re-developing sites, along with safeguarding these sites, should help to support the local economy by providing employment sites.	P	L	✓	✓	✓
19	Fairer access to services	No predicted effects.	-	-	-	-	-
20	Revitalise town centres	No predicted effects.	-	-	-	-	-
Summary of Assessment		This policy has been assessed as having positive effects against some economic and social objectives. The policy aims to develop and redevelop sites that will be used to provide local facilities for local communities, increasing equality and reducing social exclusion. Providing employment sites will help to support the local economy and aid 'sustainable prosperity and growth'.					

Policy SA2: Major Development Sites in the Green Belt

This policy requires that proposals for development will be determined in accordance with Core Strategy Policy CS5, which was assessed previously in the SA of the Core Strategy, and so no additional assessment has been undertaken here. The Major Developed Sites listed (MDS/1, MDS/2, MDS/3, MDS/4, MDS/5, MDS/6 and MDS/7) are existing developments and therefore have not undergone assessment, however the requirements for these sites set in the site allocations should help to mitigate any potential adverse effects by protecting open and semi-rural character, minimising impacts on listed buildings and their settings, and maintaining open land.

Schedule of Major Developed Sites

[See box above for Policy SA2.]

Schedule of Mixed Use Proposals and Sites

Hemel Hempstead

Site MU/1: West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road

SA Objective		West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	
1	Biodiversity	The site includes some green space and trees, some of which could be lost due to the development. The green space directly adjacent to the River Gade should be maintained.	?
2	Water quality/ quantity	The River Gade runs through this site and therefore any developments close to the river may have an adverse effect on water quality. This will need to be closely controlled and monitored.	?
3	Flood risk	The site is partly in flood zones 2, 3a and 3b. The site will require a flood risk assessment.	?
4	Soils	Development could result in some soil sealing and soil loss if some of the greenspaces are lost.	?
5	Greenhouse gas emissions	The site's location in the town centre could encourage use of sustainable modes of travel to access facilities. This could decrease the growth in greenhouse gas (ghg) emissions.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location in the town centre could decrease the need to travel to access facilities. This	✓

SA Objective		West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	
		could lead to beneficial effects in terms of reducing the growth of airborne emissions.	
8	Use of brownfield sites	The site is previously developed, although with areas of green space which could be lost due to the development. The site allows for high density housing.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is adjacent to a Conservation Area, and close to Listed Buildings. Sensitive design will be needed to mitigate any potential adverse effects.	?
11	Landscape & townscape	Regenerating the old civic, education and employment areas could improve the local townscape. The site currently however includes some green space and trees which could be lost as a result of the development which could have adverse effects on this objective.	?
12	Health	The site's location in the town centre could encourage use of active modes of transport. The site currently includes some green space which could be lost as a result of the development which could have adverse effects on this objective.	?
13	Sustainable locations	The site is located in the town centre of a main settlement, close to key services.	✓
14	Equality & social exclusion	Development of the site for mixed uses supports this objective. It will provide new or improved community services and facilities, including a new college campus, public service quarter and leisure facilities.	✓
15	Good quality housing	The proposal allows for around 500-600 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site for a range of uses including a new Public Service Quarter, replacement college campus, leisure and retail (including potentially a food store) should provide new employment opportunities.	✓
19	Fairer access to services	Providing new employment opportunities should help to support this objective. In addition, providing new homes in the town centre could enable local people to live near to their work.	✓
20	Revitalise town centres	Development of this mixed use proposal should support the vibrancy of the town centre.	✓
Summary of Assessment		Positive effects have been forecast against the majority of the social and economic objectives, including 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. The location in the town centre should have a positive effect on 'greenhouse gas emissions' and 'air quality' as the site has good access to local facilities which could decrease the need to travel, reducing the level of emissions. Close proximity to facilities could be positive for the health objective and the regeneration of the old civic, education and employment areas could be positive for the 'landscape & townscape' objective. This site could result in adverse effects on 'water quality/quantity' and 'flood risk' due to its location adjacent to the River Gade. Some green space and trees could be lost as a result of	

SA Objective	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road
	development which could adversely affect 'biodiversity' and 'soils'. The location adjacent to a Conservation Area and close to listed buildings means there are potential adverse effects for 'historic and cultural assets' that will need to be mitigated through sensitive design. The 'health' and 'landscape & townscape' objectives could also be affected by the loss of green space as part of the development.

Site MU/2: Hemel Hempstead Hospital Site, Hillfield Road

SA Objective		Hemel Hempstead Hospital Site, Hillfield Road	
1	Biodiversity	Part of this site is a wildlife site. This will be maintained as part of the development, however increased use of the site by the new residents could adversely affect the site and therefore effects on biodiversity are uncertain.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location close to the town centre could encourage use of sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location close to the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	Some of the site is previously developed, and that which is greenfield will not be developed but retained as a wildlife site.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Re-developing the old hospital could improve the townscape in the locality. The development should not affect the green space (wildlife site) within the boundary as this is to be maintained.	✓
12	Health	Replacing the old hospital supports this objective. The site contains open space (a wildlife) site which may be used for recreation.	✓
13	Sustainable locations	The site is located within a main settlement, close to the town centre and to key services.	✓
14	Equality & social exclusion	Development of this mixed use site will provide for replacement local hospital facilities, and a new	✓

SA Objective		Hemel Hempstead Hospital Site, Hillfield Road	
		primary school.	
15	Good quality housing	The proposal allows for 200 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Retaining the hospital on the site supports this objective.	✓
19	Fairer access to services	The site's location close to the town centre and other employment areas could allow local people to live near to their work.	✓
20	Revitalise town centres	Provision of housing at this site should help support the vibrancy of the town centre.	✓
Summary of Assessment		<p>The effect on 'biodiversity' is uncertain, however it may be adversely affected as part of the site is a wildlife site and increased use by new residents could potentially have a negative impact. Positive effects have been forecast in relation to the economic objectives. Providing housing means that there is potential for more residents to live in the town, making facilities and shops more viable and easier to access. This would help to support the local economy and maintain community vibrancy and vitality. With regard to social objectives, the site is forecast to have positive effects for 'health' and 'equality and exclusion', with the replacement of the old hospital and the availability of open space for recreation and development of a new primary school. Re-developing the old hospital could improve the townscape in the locality and the landscape should not be adversely affected as the green space within the site is to be maintained. In terms of environmental objectives, the site has been assessed as having positive effects on 'greenhouse gas emissions' and 'air quality', as the site is in the town centre and therefore has good access to local facilities which could decrease the need to travel, reducing the level of growth in emissions.</p>	

Site MU/3: Paradise/Wood Lane

SA Objective		Paradise/Wood Lane	
1	Biodiversity	This site is adjacent to a wildlife site.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location close to the town centre could encourage use of sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location close to the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	The site is previously developed. High density flats or housing is acceptable.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	The site's location close to the town centre could encourage the use of active modes of travel to access facilities. The site is also adjacent to open space (a wildlife site) which may be used for recreation.	✓
13	Sustainable locations	The site is located within a main settlement, close to the town centre and other key services such as the hospital.	✓
14	Equality & social exclusion	The site's location close to the town centre and the other local facilities, such as the hospital, should allow for easy access to facilities.	✓
15	Good quality housing	The proposal allows for 75 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site could result in the loss of some employment land.	x
19	Fairer access to services	The site's location close to the town centre and other employment areas could allow local people to live near to their work.	✓
20	Revitalise town centres	Provision of housing at this site should help support the vibrancy of the town centre.	✓
Summary of Assessment		This site has been assessed as having positive effects on 'greenhouse gas emissions' and 'air quality', as the site is in the town centre and therefore has good access to local facilities which could decrease the need to travel, reducing the level of growth in emissions. There could also be a positive effect on 'health' as people could be encouraged to walk or cycle to access facilities and may use the adjacent open space	

SA Objective	Paradise/Wood Lane
	for recreation purposes. Positive effects are also predicted for the 'equality and social exclusion', 'good quality housing', 'fairer access to services' and 'revitalising the town centre' objectives as the site is close and has easy access to local facilities and employment areas. The provision of housing should help support the vibrancy of the town centre and will include a proportion of affordable housing. The site could adversely affect the 'sustainable prosperity & growth' objective as development here could result in the loss of some employment land.

Site MU/4: Hemel Hempstead Station Gateway, London Road

SA Objective	Hemel Hempstead Station Gateway, London Road		
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is located close to the mainline railway station, and other public transport links, however it is a distance from the town centre and local centre at Apsley, which may encourage increased car use. The effects on ghg emissions are therefore uncertain.	?
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is located close to the mainline railway station, and other public transport links, however it is a distance from the town centre and local centre at Apsley, which may encourage increased car use. The effect on the need to travel to access facilities and reducing the growth of airborne emissions is therefore uncertain.	?
8	Use of brownfield sites	The site is previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	Part of site in "Roman villa & cemetery, Boxmoor; Roman building adjacent to station" Area of Archaeological Significance. Development at this site will need to take into account this designation so as not to result in any adverse effects.	?
11	Landscape & townscape	Development at this site could affect the semi-rural character of Boxmoor, and the adjoining residential area. The layout, scale, height and density of the development will need to take this into account.	?
12	Health	The site is located close to the mainline railway station, and other public transport links, however it is a distance from the town centre and local centre at Apsley. The effect on the use of active modes of travel is therefore uncertain. In addition, potential noise from the railway line could adversely affect the wellbeing of the new residents and would need to be mitigated.	?
13	Sustainable locations	The site is located at a distance from the town centre and local centre at Apsley, however it is	?

SA Objective		Hemel Hempstead Station Gateway, London Road	
		close to the mainline railway station and other public transport links. The effect on this objective is uncertain.	
14	Equality & social exclusion	Development of the site would provide additional car parking at the mainline station which should benefit existing communities that use this station.	✓
15	Good quality housing	The proposal allows for 140-200 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site will provide additional commercial floor space for uses linked to the railway station, thereby supporting this objective.	✓
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Positive effects have been forecast in relation to the economic objectives. Providing housing means that there is potential for more residents to live in the area. Development of the site will provide additional commercial floor space for uses linked with the railway station and provide additional car parking at the mainline station which could benefit existing communities that use the station. The site consists of previously developed land, making use of a brownfield site. The effects on 'greenhouse gas emissions' and 'air quality' are uncertain as although the site is located close to the main railway station and other public transport links, it is a distance from the main town centre and local centre of Apsley which may encourage increased car use. There is also uncertainty regarding the impact on social objectives such as 'health' due to the unknown impact on active modes of travel and potential noise from the railway impacting the wellbeing of new residents. Development at the site will need to take into account that part of the site is located in an Area of Archaeological Significance and the potential to affect the semi-rural character of Boxmoor and the local residential area to ensure that the 'historical & cultural assets' and 'landscape and townscape' are not adversely affected.	

Site MU/5: Bunkers Park, Bunkers Lane

SA Objective		Bunkers Park, Bunkers Lane	
1	Biodiversity	Development of this site for its proposed uses would result in loss of a small amount of greenfield land and there would therefore be loss or damage of some habitats. However, existing trees and hedgerows are to be maintained, with further planting potentially being undertaken.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	Development of site would result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	This site is located on the edge of Hemel Hempstead and given its proposed uses with public and private sports pitches, tennis facilities and a cemetery it is likely to attract users who would have to travel to the site by car. This may result in an increase in ghg emissions.	?
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	This site is currently greenfield and therefore its development for the proposed mix of uses does not support this objective.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	The site is an open site within the Green Belt and its development could affect this designation. Buildings and car parking on the site is to be separated from adjacent residential properties by an effective landscape screen, and also be well screened from adjacent open areas. This could help to minimise the adverse effects.	x
12	Health	The proposed uses for this site, including playing pitches and tennis facilities supports this objective.	✓
13	Sustainable locations	The site is located on the south east edge of Hemel Hempstead and this location does not support this objective.	x
14	Equality & social exclusion	Providing various community and leisure uses on this site, including a cemetery, playing pitches and tennis facilities supports this objective.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	The proposed use of part of this site as a cemetery supports this objective.	✓
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development at this site could have adverse effects on 'biodiversity' as there could be some loss or	

SA Objective	Bunkers Park, Bunkers Lane
	<p>damage of some greenfield land and therefore there would be loss or damage of some habitats. However existing trees and hedgerows are to be maintained and further planting to be potentially undertaken, therefore the effects are uncertain. Development of site would result in some soil sealing and soil loss. There could also be an adverse effect on greenhouse gas emissions as the proposed uses of the site and its location on the edge of Hemel Hempstead mean it is likely to attract users who would have to travel to the site by car. This may lead to an increase in greenhouse gas emissions. Development at the site is likely to adversely affect the landscape as it could affect the Green Belt designation of the site. Plans to minimise the adverse effects include separating the buildings and car parking on site from adjacent residential properties and open areas by an effective landscape screen. The site location on the south east edge of Hemel Hempstead does not support the 'sustainable locations' objective. Development at the site is predicted to have positive effects on social objectives. The proposed use of the site as playing pitches and tennis facilities encourages good health, provides leisure and community facilities for people residing in the local community.</p>

Berkhamsted

Site MU/6: Land at Durrants Lane/Shootersway (Egerton Rothesay School)

[NB. This site was assessed as part of the Core Strategy – as a strategic site. The previous assessment has therefore been copied across and updated based on any new information that is available at this stage. Additions are shown in bold and text that is no longer relevant has been struck through.]

SA Objective		Land at Durrants Lane / Shootersway (Egerton Rothesay School)	
1	Biodiversity	The site is partly greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	The site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	Upgrading the existing school building along with providing 180 150 new homes would be likely to result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	Providing 180 150 new homes will result in an increase in traffic and increase use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in an increase in the level of ghg emissions.	x
6	Climate change proof	No predicted effects.	-
7	Air Quality	Providing 180 150 new homes will result in an increase in traffic and increase use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in adverse impacts on air quality.	x

SA Objective		Land at Durrants Lane / Shootersway (Egerton Rothesay School)	
8	Use of brownfield sites	Uses a predominantly greenfield sites for development.	x
9	Resource efficiency	Involves the refurbishment of the existing building so would be an efficient use of resources.	✓
10	Historic & cultural assets	The site is partly located in " Several extant stretches of Grim's Ditch " Area of Archaeological Significance, although these areas within the site will not be developed. The area is classified as "20th Century Agriculture" (approx 60%); "Built-up Areas Modern" (approx. 20%), "Woodlands" (approx 3%), and "Parks, Gardens, Recreation" (approx 17%) (HLC).	?
11	Landscape & Townscape	The school and housing development is located entirely outside of the Green Belt. Playing pitches are proposed within the Green Belt, although these are consistent with Green Belt policy. There could however be a visual impact as it would result in the use of open space for development and the playing pitches.	x
12	Health	The site is located at a distance from the town centre, which could discourage walking and cycling. In addition, the site is located near the A41 which could result in noise levels that could affect health and wellbeing. Although there are plans for leisure uses enhanced sports facilities and playing pitches there are uncertainties with regard to whether local residents would be encouraged to use them. The site is close to proposal L/2 which will provide formal and informal leisure space.	?
13	Sustainable locations	The site is located at a distance from the town centre; however it is located next to leisure space.	x
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located next to leisure space and will include some new leisure uses. Upgrading the school building should improve the quality of the education facility.	✓
15	Good quality housing	This site allows for 180 150 dwellings, which should provide some affordable housing.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	As this site should provide housing, there is potential for more residents to live in the town, making facilities and shops more viable. This would help support the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres as providing additional housing should help to maintain community vibrancy and vitality.	✓
Summary of Assessment		Upgrading the existing school buildings and providing new homes is forecast as likely to result in a number of adverse environmental effects. The site is partly greenfield and therefore there would be loss of some habitats, as well as some soil sealing or loss. Although the school and housing development is located entirely outside of the Green Belt, there could however be a visual impact, as it would result in the use of open space for development. Providing 150 new homes will result in an increase in traffic and increased use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in an increase in the level of greenhouse gas emissions and could also result in adverse impacts on air quality. Adverse effects have been forecast in relation to health, as the site is located at a distance from the town centre, which could discourage	

SA Objective	Land at Durrants Lane / Shootersway (Egerton Rothesay School)
	walking and cycling. There are plans for leisure uses, although there are uncertainties with regard to whether local residents would be encouraged to use them. In relation to the other social objectives, upgrading the school building should improve the quality of the education facility and providing new homes should help to meet local housing needs, including those for affordable housing. Positive effects have been forecast in relation to the economic objectives. Providing housing means that there is potential for more residents to live in the town, making facilities and shops more viable and this would help to support the local economy and maintain community vibrancy and vitality.

Site MU/7: Gossoms End/Billet Lane

SA Objective	Gossoms End/Billet Lane	
1 Biodiversity	No predicted effects.	-
2 Water quality/ quantity	The site is adjacent to the River Bulbourne/Grand Union Canal and development could affect the water quality of this water course.	?
3 Flood risk	Part of the site is in within flood zones 2, 3a & 3b. A flood risk assessment will therefore be required.	?
4 Soils	No predicted effects.	-
5 Greenhouse gas emissions	The site is located fairly close to the town centre and railway station which could decrease the need to travel and reduce the level of growth in ghg emissions.	✓
6 Climate change proof	No predicted effects.	-
7 Air quality	The site is located fairly close to the town centre which could decrease the need to travel and reduce airborne emissions.	✓
8 Use of brownfield sites	The site is brownfield and would be suitable for high density houses or flats.	✓
9 Resource efficiency	No predicted effects.	-
10 Historic & cultural assets	The site is in " <i>Berkhamsted, medieval castle & town, prehistoric & Roman occupation</i> " Area of Archaeological Significance. This will need to be taken into account to ensure any adverse effects are mitigated.	?
11 Landscape & townscape	The site's location adjacent to the River Bulbourne means that there is a need for sensitive design so as not to affect the character of the watercourse.	?
12 Health	The site's location fairly close to the town centre could encourage the use of active modes of travel to access facilities.	✓
13 Sustainable locations	The site is fairly close to the local facilities in Berkhamsted town centre.	✓
14 Equality & social exclusion	The site is fairly close to the local facilities in Berkhamsted town centre and various employment areas. It is also directly opposite to a sports centre.	✓

SA Objective		Gossoms End/Billet Lane	
15	Good quality housing	The proposal allows for around 30 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Although development would result in the loss of a car sales and timber yard, this will be replaced by a food supermarket (and housing) and therefore employment opportunities should be maintained.	✓
19	Fairer access to services	The site's location close to the town centre could allow local people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the town centre.	✓
Summary of Assessment		<p>Positive effects have been forecast against the majority of the social and economic objectives, including 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable and this would help to support the local economy and maintain community vibrancy and vitality. The location in the town centre should have a positive effect on 'greenhouse gas emissions' and 'air quality' as the site has good access to local facilities which could decrease the need to travel, reducing the level of emissions. Close proximity to facilities could encourage active modes of transport and improve health, equality and reduce social exclusion. Employment opportunities would be maintained by the replacement of the car sales and timber yard with a food supermarket. Development at the site could have an adverse effect on water quality/quantity and flood risk due to the proximity of the site to the River Bulbourne and the Grand Union Canal. A flood risk assessment will be required. There is also a need for sensitive design to ensure that the character of the watercourse and surrounding landscape is not adversely affected. As the site is within an Area of Archaeological Significance, this will need to be taken into account to ensure any adverse effects are mitigated.</p>	

Policy SA3: Improving Transport Infrastructure

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
1	Biodiversity	There should be no direct impacts on biodiversity from this policy; however there may be indirect positive effects from reduced traffic associated pollution in the medium/long term as a result of enhanced footpath and cycle networks and supporting bus patronage.	P	L	?	?	?
2	Water quality/ quantity	No predicted effects.	-	-	-	-	-
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Soils	No predicted effects.	-	-	-	-	-
5	Greenhouse gas emissions	Enhancing footpath and cycle networks and supporting improvements to the bus network could help to reduce ghg emissions. Minor improvements to roads (i.e. junctions) that would allow traffic to move more freely and help to reduce traffic congestion could have a positive effect on this objective, assuming that they do not lead to induced traffic.	P	N	✓	✓	✓
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	Transport is a key source of air pollution. Enhancing footpath and cycle networks and improvements the bus network could have a positive effect on reducing pollutants from transport. Minor improvements to roads (i.e. junctions) that would allow traffic to move more freely and help to reduce traffic congestion could have a positive effect on this objective, assuming that they do not lead to induced traffic.	P	L	✓	✓	✓
8	Use of brownfield sites	No predicted effects.	-	-	-	-	-
9	Resource efficiency	No predicted effects.	-	-	-	-	-
10	Historic & cultural assets	No predicted effects.	-	-	-	-	-
11	Landscape &	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect						
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
					In the short term	In the medium term	In the long term	
	townscape							
12	Health	Enhancing footpath and cycle networks and supporting improvements to bus patronage should encourage more active travel such as walking and cycling and should also help to improve air quality with associated health benefits.	P	L	✓	✓	✓	
13	Sustainable locations	Improving access to public transport by network improvements and improving waiting/interchange facilities could reduce the need to travel which progresses this SA objective.	P	L	✓	✓	✓	
14	Equality & social exclusion	This policy could help to improve access to facilities and services, particularly for those people without access to a private car, by improving the bus network. The encouragement of sustainable modes of transport, through enhancements to footpaths and the cycle network should also progress this objective.	P	L	✓	✓	✓	
15	Good quality housing	No predicted effects.	-	-	-	-	-	
16	Community identity & participation	Enhancing footpaths and cycle networks, and supporting improved bus networks, may enable greater interaction within communities and reduce severance associated with traffic, which could have positive effects for community identity and participation. It could ensure that community facilities are accessible by all of the community, particularly those without access to a private vehicle.	P	L	✓	✓	✓	
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-	
18	Sustainable prosperity & growth	Improving transport infrastructure, including footpaths, cycle networks and the bus network is essential in promoting economic growth and will therefore aid sustainable prosperity and growth. Minor improvements to roads (i.e. junctions) that would allow traffic to move more freely and help to reduce traffic congestion could have a positive effect on this objective.	P	L	✓	✓	✓	
19	Fairer access to services	Enhancing footpaths and cycle networks, and supporting improved bus networks could improve access to employment for those without access to a private vehicle.	P	L	✓	✓	✓	
20	Revitalise town centres	Enhancing footpaths and cycle networks, and supporting improved bus networks, may make it easier for people to access town and local centres thereby supporting this objective.	P	L	?	?	?	

SA Objective	Assessment of Effect					
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
				In the short term	In the medium term	In the long term
Summary of Assessment	Positive effects have been identified against the 'greenhouse gas emissions', 'air quality' and 'health' objectives through the provision of cycle and pedestrians routes, reduce airborne emissions and encouraging active modes of transport. Minor improvements to roads (i.e. junctions) that would allow traffic to move more freely and help to reduce traffic congestion could also have a positive effect on the 'greenhouse gas emissions' and 'air quality' objectives, assuming that they do not lead to induced traffic. Although no direct/short term effects are forecast against the 'biodiversity' objective, it is possible that there may be indirect positive effects from reduced traffic pollution associated with the medium/long term plan to enhance footpaths and cycle networks and support bus patronage. Positive effects have been forecast against the majority of social objectives, with improvements to public transport networks leading to improved access to community facilities, services and employment, including for those without access to a car.					

Policy SA4: Public Car Parking

SA Objective	Assessment of Effect					
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
				In the short term	In the medium term	In the long term
1 Biodiversity	No predicted effects.	-	-	-	-	-
2 Water quality/ quantity	No predicted effects.	-	-	-	-	-
3 Flood risk	No predicted effects.	-	-	-	-	-
4 Soils	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect						
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
					In the short term	In the medium term	In the long term	
5	Greenhouse gas emissions	No predicted effects.	-	-	-	-	-	
6	Climate change proof	No predicted effects.	-	-	-	-	-	
7	Air quality	No predicted effects.	-	-	-	-	-	
8	Use of brownfield sites	No predicted effects.	-	-	-	-	-	
9	Resource efficiency	No predicted effects.	-	-	-	-	-	
10	Historic & cultural assets	No predicted effects.	-	-	-	-	-	
11	Landscape & townscape	No predicted effects.	-	-	-	-	-	
12	Health	No predicted effects.	-	-	-	-	-	
13	Sustainable locations	No predicted effects.	-	-	-	-	-	
14	Equality & social exclusion	Retaining off street public car parks and encouraging shared use of private car parks during off peak hours could help to improve access to community services and facilities.	P	L	✓	✓	✓	
15	Good quality housing	No predicted effects.	-	-	-	-	-	
16	Community identity & participation	No predicted effects.	-	-	-	-	-	
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-	
18	Sustainable prosperity & growth	Retaining off street public car parks and encouraging shared use of private car parks during off peak hours could help to support the local economy by providing parking close of retail and leisure facilities.	P	L	✓	✓	✓	
19	Fairer access to services	Retaining off street public car parks and encouraging shared use of private car parks during off peak hours could help to improve access to services.	P	L	✓	✓	✓	

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
20	Revitalise town centres	Retaining off street public car parks and encouraging shared use of private car parks during off peak hours should support this objective by allowing people to park in town centres.	P	L	✓	✓	✓
Summary of Assessment		This policy is forecast to have a positive effect on social and economic objectives. Retaining off street public car parks and encouraging shared use of private car parks during off peak hours would allow people to park in town centres which in turn could help to improve access to community services and facilities thus supporting the local economy.					

Schedule of Transport Proposals and Sites

Hemel Hempstead

- Proposal T1: Existing bus station, Market Square, Waterhouse Street**
- Proposal T2: Bus interchange facilities including taxi rank**
- Proposal T3: Hemel Hempstead Railway Station**
- Proposal T4: Apsley Railway Station Proposal**
- Proposal T5: Bus garage, Whitelead Road**
- Proposal T6: Featherbed Lane and related junctions**
- Proposal T7: B481 Redbourn Road**
- Proposal T8: Junction of Bedmond Road and Leverstock Green Road**
- Proposal T9: A4146 Leighton Buzzard Road**
- Proposal T10: Local Allocation LA1, Marchmont Farm, Grovehill, Hemel Hempstead**
- Proposal T11: Local Allocation LA2, Old Town, Hemel Hempstead**
- Proposal T12: Local Allocation LA3, West Hemel Hempstead**
- Proposal T13: Location: Cycle route through Two Waters, Apsley and Nash Mills**
- Proposal T14: Location: Footpath network in Two Waters and Apsley**
- Proposal T15: Location: Cycle route between Hemel Hempstead Town Centre and Hemel Hempstead railway station**

SA Objective		Transport proposals and sites	
1	Biodiversity	The new junctions and highways works associated with the local allocations (T10, T11 and T12) could result in some loss of greenfield land and therefore some effects on biodiversity.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	T1 is within Floodzones 2, and 3a. T2 is within flood zones 2, 3a and 3b. For T2 this will need to be taken into account when the site is developed and a flood risk assessment undertaken.	?
4	Soils	The new junctions and highways works associated with the local allocations (T10, T11 and T12) could result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	Reducing congestion such as through proposals T6 and T8, and providing new and improved pedestrian and cycle routes, could reduce overall ghg emissions, thus having a positive impact on this objective.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	Reducing congestion such as through proposals T6 and T8, and providing new and improved pedestrian and cycle routes, could reduce overall airborne emissions, thus having a positive impact on this objective.	✓
8	Use of brownfield sites	The new junctions and highways works associated with the local allocations (T10, T11 and T12) could result in some loss of greenfield land.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	Hemel Hempstead Railway Station (T3) is partly within " <i>Roman villa & cemetery, Boxmoor; Roman building adjacent to station</i> " Area of Archaeological Significance. T2 and T4 (Apsley Station) are adjacent to Historic Parks and Garden. For T2 this will need to be taken into account when the site is developed to ensure the setting of the historic park and garden is not affected.	?
11	Landscape & townscape	T10, T11 and T12 (associated with the local allocations) are in the Green Belt. There could be some local landscape effects as a result of these schemes in the Green Belt.	?
12	Health	T13, T14, and 15, along with T10, T11 and T12 (associated with the local allocations) all involve making improvements to cycle or pedestrian routes and therefore support this objective. T6 and T7 aim to improve safety thereby supporting this objective.	✓
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	Safeguarding of the bus and railway stations (T1, T3, T4 and T5) should ensure access to public transport is maintained for local communities. Improving access to the town centre, such as through T13 and T15, also supports this objective. As does T7 which aims to improve local accessibility.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-

SA Objective		Transport proposals and sites
20	Revitalise town centres	Improving access to the town centre, such as through T13 and T15, supports this objective. ✓
Summary of Assessment		Development of junctions and highways associated with the local allocations (T10, T11 and T12) could have adverse effects due to the loss of greenfield land and the possible negative effect of this on biodiversity, soils and the local landscape. T1 and T2 are within flood zones 2 and 3 and therefore flood risk assessments are required. Positive effects have been identified against the 'greenhouse gas emissions', 'air quality' and 'health' objectives through the provision of cycle and pedestrians routes, reduce airborne emissions and encouraging active modes of transport. The aim to improve safety as part of T6 and T7 should also have a positive effect on 'health'. Positive effects on social objectives include safeguarding the bus and railway stations (T T1, T3, T4 and T5) which should ensure local communities continue to have access to public transport and improved access to the town centre (T13 and T15) which should help ensure the vitality of the town centre. T3 is within an Area of Archaeological Significance and T2 and T4 are adjacent to Historic Parks and Gardens which will need to be taken into account when the site is developed to mitigate adverse effects.

Berkhamsted

Proposal T16: Berkhamsted Railway Station

Proposal T17: Kingshill Way and Shootersway

Proposal T18: High Street Corridor

Proposal T19: Lower Kings Road public car park

SA Objective		Berkhamsted Railway Station; Kingshill Way and Shootersway; High Street Corridor; and Lower Kings Road public car park
1	Biodiversity	No predicted effects. -
2	Water quality/ quantity	The Lower Kings Road public car park (T19) is close to the River Bulbourne and Grand Union Canal and development could affect the water quality of these water courses. ?
3	Flood risk	T18 and T19 are located within flood zones 2, 3a and 3b. This will need to be taken into account when these schemes are designed and a flood risk assessment undertaken. ?
4	Soils	No predicted effects. -
5	Greenhouse gas emissions	Uncertain effects are predicted in relation to the traffic calming as part of T18. If it reduces car use it could help to reduce ghg emissions and thereby support this objective. However if the same volume as traffic remains ghg emissions could increase as engines are less efficient at 20mph. ?
6	Climate change proof	No predicted effects. -

SA Objective		Berkhamsted Railway Station; Kingshill Way and Shootersway; High Street Corridor; and Lower Kings Road public car park	
7	Air quality	Uncertain effects are predicted in relation to the traffic calming as part of T18. If it reduces car use it could help to reduce airborne emissions and thereby support this objective. However if the same volume as traffic remains airborne emissions could increase as engines are less efficient at 20mph.	?
8	Use of brownfield sites	Lower Kings Road public car park (T19) is currently in use and extending its capacity through the use of decking supports this objective.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	Part of T18 and all of T19 is within a Conservation Area. Both sites are also within the Berkhamsted, medieval castle & town, prehistoric & Roman occ. This will need to be considered as this proposals are developed, however the traffic calming in T18 could have a positive effect on this objective, depending on the design of the scheme.	?
11	Landscape & townscape	Improvements to the High Street corridor (T18) could improve the townscape in this area. Decking the Lower Kings Road public car park (T19) could however adversely affect the townscape in this area, particularly given its location close to the River Bulbourne and Grand Union Canal.	?
12	Health	No predicted effects.	-
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	Safeguarding the railway station (T16) should ensure access to public transport is maintained for local communities. Increasing capacity of the Lower Kings Road public car park (T19) should improve access to facilities in the town centre.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	Improving the high street corridor (T18) and increasing capacity of the Lower Kings Road public car park (T19) should help to support the vibrancy of the town centre.	✓
Summary of Assessment		The close proximity of T19 to the River Bulbourne and Grand Union Canal mean that water quality could be adversely affected in these water courses. This also means that there is potentially a flood risk and a flood risk assessment will need to be required. Traffic calming as part of T18 could potentially have positive effects for the 'greenhouse gas emissions' and 'air quality' objectives. Positive effects forecast for social objectives include continued access to public transport for local communities and improved access to facilities in the town centre through safeguarding of the railways station (T16) and increased public parking (T19). Improving the high street corridor (T18) and increasing capacity of the Lower Kings Road public car park (T19) should help to support the vibrancy of the town centre. The location of T18 and T19 within a Conservation Area and within the Berkhamsted, medieval castle & town, prehistoric & Roman occ. may have an adverse effect however the traffic calming in T18 could have a positive effect to mitigate this. Improvements to the High Street corridor (T18) could improve the	

SA Objective	Berkhamsted Railway Station; Kingshill Way and Shootersway; High Street Corridor; and Lower Kings Road public car park
	townscape in this area. However, decking the Lower Kings Road public car park (T19) could adversely affect the townscape in this area, particularly given its location close to the River Bulbourne and Grand Union Canal.

Tring

Proposal T20: Tring Railway Station

Proposal T21: Local Allocation LA5, Icknield Way

Proposal T22: Tring Station to Pitstone

SA Objective	Tring Railway Station; Local Allocation LA5, Icknield Way; and Tring Station to Pitstone		
1	Biodiversity	The new junctions and highways works associated with the local allocation (T21) could result in some loss of greenfield land and therefore some effects on biodiversity.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	The new junctions and highways works associated with the local allocation (T21) could result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	Providing new and improved walking and cycle routes (T21 and T22), could reduce overall ghg emissions, thus having a positive impact on this objective.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	Providing new and improved walking and cycle routes (T21 and T22), could reduce overall airborne emissions, thus having a positive impact on this objective.	✓
8	Use of brownfield sites	The new junctions and highways works associated with the local allocation (T21) could result in some loss of greenfield land.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	T21 is within the Green Belt and there could be some local landscape effects as a result of this scheme.	?
12	Health	T22, along with T21 (associated with the local allocation) both involve providing new cycle or pedestrian routes and therefore support this objective.	✓
13	Sustainable locations	No predicted effects.	-

SA Objective		Tring Railway Station; Local Allocation LA5, Icknield Way; and Tring Station to Pitstone	
14	Equality & social exclusion	Safeguarding the railway station (T20) should ensure access to public transport is maintained for local communities.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development of junctions and highways in the local allocation (T21) could have adverse effects due to the loss of greenfield land and the possible negative effect of this on biodiversity, soils and the local landscape. Positive effects from Proposals T20 and T21 have been identified against the 'greenhouse gas emissions', 'air quality' and 'health' objectives through the provision of cycle and pedestrians routes, reduced airborne emissions and encouraging active modes of transport. Safeguarding the railway station (T20) should ensure local communities continue to have access to public transport.	

Bovingdon

Proposal T23: Local Allocation LA6, Chesham Road / Molyneaux Road

SA Objective		Local Allocation LA6, Chesham Road / Molyneaux Road	
1	Biodiversity	The new junction and highways works associated with the local allocation (T23) could result in some loss of greenfield land and therefore some effects on biodiversity.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	The new junctions and highways works associated with the local allocation (T23) could result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	Providing cycle and pedestrian routes (T23), could reduce overall ghg emissions, thus having a positive impact on this objective.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	Providing pedestrian and cycle routes (T23), could reduce overall airborne emissions, thus having a positive impact on this objective.	✓
8	Use of brownfield sites	The new junctions and highways works associated with the local allocation (T23) could result in some loss of greenfield land.	x

SA Objective		Local Allocation LA6, Chesham Road / Molyneaux Road	
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	T23 is within the Green Belt and there could be some local landscape effects as a result of this scheme.	?
12	Health	T23 involves providing new cycle or pedestrian routes and therefore supports this objective.	✓
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	No predicted effects.	-
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development of junctions and highways in this proposal could have adverse effects due to the loss of greenfield land and the possible negative effect of this on biodiversity, soils and the local landscape. Positive effects have been identified against the 'greenhouse gas emissions', 'air quality' and 'health' objectives through the provision of cycle and pedestrians routes, reduce airborne emissions and encouraging active modes of transport.	

Strengthening Economic Prosperity

Policy SA5: General Employment Areas

SA Objective	Assessment of Effect					
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
				In the short term	In the medium term	In the long term
1 Biodiversity	Some of the potential environmental improvements outlined (i.e. for Frogmore Mill and Two Waters) may have positive effects on biodiversity.	P	L	?	?	?

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
2	Water quality/ quantity	Some of the potential environmental improvements outlined related to River Gade and canal (i.e. Frogmore Mill, Billet Lane, Northbridge Road, and River Park) may have positive effects on this objective.	P	L	?	?	?
3	Flood risk	Some of the sites are located close to a watercourse and any developments at these sites are likely to require a flood risk assessment.	P	L	?	?	?
4	Soils	No predicted effects.	-	-	-	-	-
5	Greenhouse gas emissions	No predicted effects.	-	-	-	-	-
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	No predicted effects.	-	-	-	-	-
8	Use of brownfield sites	Developing within existing employment areas supports this objective.	P	L	✓	✓	✓
9	Resource efficiency	A number of the sites could allow for waste management facilities, such as Two Waters, Northbridge Road, River Park, and Icknield Way.	P	L	✓	✓	✓
10	Historic & cultural assets	A number of the potential improvements would support this objective. For example retaining and/or enhancing the setting of the Listed Buildings/ buildings of historic or architectural importance at Apsley Mills, Corner Hall, Frogmore Mill, Two Waters, Akeman Street and Brook Street.	P	L	✓	✓	✓
11	Landscape & townscape	A number of potential improvements would support this objective. For example, maintaining landscaping at Doolittle Meadow, providing high quality well landscaped landmark buildings at Two Waters, high quality landscaping at Corner Hall, a high standard of design at Akeman Street and canalside enhancements at Billet Lane, Northbridge Road and River Park.	P	L	✓	✓	✓
12	Health	No predicted effects.	-	-	-	-	-
13	Sustainable locations	No predicted effects.	-	-	-	-	-
14	Equality & social exclusion	Provision of social and community uses at Akeman Street supports this objective.	P	L	✓	✓	✓
15	Good quality housing	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect						
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
					In the short term	In the medium term	In the long term	
16	Community identity & participation	No predicted effects.	-	-	-	-	-	
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-	
18	Sustainable prosperity & growth	This policy supports this objective allowing for additional employment floorspace within existing employment areas.	P	L	✓	✓	✓	
19	Fairer access to services	This policy supports this objective allowing for the provision of local jobs.	P	L	✓	✓	✓	
20	Revitalise town centres	No predicted effects.	-	-	-	-	-	
Summary of Assessment		Positive effects have been forecast against the economic objectives 'sustainable prosperity & growth' and 'fairer access to services' as this policy allows for additional floorspace to be developed within existing employment areas, allowing for provision of local jobs. A number of the sites could allow for waste management facilities, such as Two Waters, Northbridge Road, River Park, and Icknield Way. Developing within existing employment areas supports the objective on 'use of brownfield sites'. Some of the environmental improvements may have positive or uncertain impacts on a number of the environmental objectives, such as 'biodiversity' (for Frogmore Mill and Two Waters), 'water quality/quantity' (for Frogmore Mill, Billet Lane, Northbridge Road, and River Park), 'historic & cultural assets' (for Apsley Mills, Corner Hall, Frogmore Mill, Two Waters, Akeman Street and Brook Street) and 'landscape & townscape' (for Doolittle Meadow, Two Waters, Corner Hall, Akeman Street, Billet Lane, Northbridge Road and River Park. Some of the sites are located close to a watercourse and any development at these sites are likely to require a flood risk assessment. Provision of social and community uses at Akeman Street could provide facilities for the local community.						

Policy SA6: Employment Areas in the Green Belt

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
1	Biodiversity	Some of the potential environmental improvements outlined may have positive effects on biodiversity.	P	L	?	?	?
2	Water quality/ quantity	Bourne End Mills is within the River Bulbourne flood zone and there could therefore be implications for water quality from any new uses at this site.	P	L	?	?	?
3	Flood risk	Bourne End Mills is within flood zone 2. A flood risk assessment may be required.	P	L	?	?	?
4	Soils	No predicted effects.	-	-	-	-	-
5	Greenhouse gas emissions	No predicted effects.	-	-	-	-	-
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	No predicted effects.	-	-	-	-	-
8	Use of brownfield sites	Developing within existing employment areas supports this objective.	P	L	✓	✓	✓
9	Resource efficiency	No predicted effects.	-	-	-	-	-
10	Historic & cultural assets	No predicted effects.	-	-	-	-	-
11	Landscape & townscape	The potential improvements to landscaping at Bourne End Mills and general environmental improvements at Bovington Brickworks support this objective.	P	L	✓	✓	✓
12	Health	No predicted effects.	-	-	-	-	-
13	Sustainable locations	No predicted effects.	-	-	-	-	-
14	Equality & social exclusion	No predicted effects.	-	-	-	-	-
15	Good quality housing	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect						
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
					In the short term	In the medium term	In the long term	
16	Community identity & participation	No predicted effects.	-	-	-	-	-	
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-	
18	Sustainable prosperity & growth	This policy supports this objective allowing for additional employment floorspace within existing employment areas in the Green Belt.	P	L	✓	✓	✓	
19	Fairer access to services	This policy supports this objective allowing for the provision of local jobs.	P	L	✓	✓	✓	
20	Revitalise town centres	No predicted effects.	-	-	-	-	-	
Summary of Assessment		Positive effects have been forecast against the economic objectives 'sustainable prosperity & growth' and 'fairer access to services' as this policy allows for additional floorspace to be developed within existing employment areas in the Green Belt, allowing for provision of local jobs. Developing within existing employment areas supports the objective on 'use of brownfield sites'. Some of the environmental improvements may have an effect on a number of the environmental objectives, for example Bourne End Mills is within the River Bulbourne flood zone and there could therefore be implications for water quality from any new uses at this site. A flood risk assessment may also be required. The potential improvements to landscaping at Bourne End Mills and general environmental improvements at Bovington Brickworks support the 'landscape & townscape' objective. Also some of the potential environmental improvements outlined may have positive effects on biodiversity, although due to the lack of specifics about what these improvements might be the effect is considered to be uncertain.						

Schedule of Employment Proposals and Sites

[NB. Proposal MU/3 in Hemel Hempstead has been assessed previously.]

Tring

Proposal E/1: Icknield Way, Tring

SA Objective		Icknield Way, Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	Development of this site would result in the loss of agricultural land. It will also result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	The site is located on the edge of Tring and therefore may encourage greater car use, with associated ghg emissions.	x
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is located on the edge of Tring and therefore may encourage greater car use, with associated airborne emissions. However, there is a potential for reducing heavy traffic within the town centre and therefore the effect overall is uncertain.	?
8	Use of brownfield sites	The site is greenfield and its development does not support this objective.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this greenfield site could result in minor adverse effects on landscape quality. The site is also located close to the AONB.	x
12	Health	No predicted effects.	-
13	Sustainable locations	The site is located on the edge of Tring which could encourage car use to access the site.	x
14	Equality & social exclusion	Development of this site provides additional employment opportunities in the west of the town.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-

SA Objective		Icknield Way, Tring	
18	Sustainable prosperity & growth	Development of this site compensates for other employment land being lost in the town. Employment opportunities should therefore be maintained.	✓
19	Fairer access to services	Development of this site would help to provide jobs for local people.	✓
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development of this site compensates for other employment land being lost in the town and therefore employment opportunities should be maintained, providing jobs for local people. The site is located on the edge of Tring and therefore may encourage greater car use. As a result negative effects have been identified for the objectives on 'greenhouse gas emissions' and 'sustainable locations'. Uncertain effects have been identified in relation to air quality as there is potential for reducing heavy traffic within the town centre. The site is greenfield agricultural land and therefore negative effects have been identified for a number of the other environmental objectives including 'biodiversity', 'soils', and 'use of brownfield sites'. The site is also located close to an AONB and negative effects are therefore identified for 'landscape & townscape' as development could result in effects on landscape quality.	

Supporting Retail and Commerce

Policy SA7: Shopping in Town Centres

SA Objective	Assessment of Effect						
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects			
				In the short term	In the medium term	In the long term	
1	Biodiversity	No predicted effects.	-	-	-	-	-
2	Water quality/ quantity	No predicted effects.	-	-	-	-	-

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Soils	No predicted effects.	-	-	-	-	-
5	Greenhouse gas emissions	No predicted effects.	-	-	-	-	-
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	No predicted effects.	-	-	-	-	-
8	Use of brownfield sites	No predicted effects.	-	-	-	-	-
9	Resource efficiency	No predicted effects.	-	-	-	-	-
10	Historic & cultural assets	No predicted effects.	-	-	-	-	-
11	Landscape & townscape	Ensuring active frontages at ground floor level should support this objective.	P	L	✓	✓	✓
12	Health	No predicted effects.	-	-	-	-	-
13	Sustainable locations	No predicted effects.	-	-	-	-	-
14	Equality & social exclusion	No predicted effects.	-	-	-	-	-
15	Good quality housing	No predicted effects.	-	-	-	-	-
16	Community identity & participation	No predicted effects.	-	-	-	-	-
17	Crime and fear of crime	Ensuring active frontages at ground floor level supports this objective.	P	L	✓	✓	✓
18	Sustainable prosperity & growth	This policy supports this objective by allowing for various types of retail development in key shopping areas.	P	L	✓	✓	✓
19	Fairer access to	The policy would help to encourage the local provision of and access to jobs and	P	L	✓	✓	✓

SA Objective	Assessment of Effect					
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
				In the short term	In the medium term	In the long term
services	services					
20 Revitalise town centres	This policy supports this objective by requiring all new development to contribute to the vibrancy of the town centre.	P	L	✓	✓	✓
Summary of Assessment	Positive effects have been identified for the economic objectives as this policy allows for various types of retail development in key shopping areas, would help to encourage local provision of and access to jobs and requires all new development within the shopping areas to contribute to the vibrancy of the town centre. Ensuring active frontages at ground floor level supports the objective on 'crime and fear of crime'. Active frontages should also have a positive effect on the quality of the townscape.					

Schedule of Retail Proposals and Sites

Hemel Hempstead

Proposal S/1: Jarman Fields, St Albans Road

SA Objective	Jarman Fields, St Albans Road
1 Biodiversity	The site is a former landfill site which is currently open land/park. Development may result in some loss of biodiversity. ?
2 Water quality/ quantity	No predicted effects. -
3 Flood risk	No predicted effects. -
4 Soils	No predicted effects. -
5 Greenhouse gas emissions	The site is out of the centre, and although only 1.5 km away is likely to encourage use of the car, leading to a growth in ghg emissions. There is however potential for some linked trips to the facilities adjacent to this site, including the leisure park and superstore. x
6 Climate change proof	No predicted effects. -
7 Air quality	The site is out of the centre, and although only 1.5 km away is likely to encourage use of the car, x

SA Objective		Jarman Fields, St Albans Road	
		leading to a growth in airborne emissions. There is however potential for some linked trips to the facilities adjacent to this site, including the leisure park and superstore.	
8	Use of brownfield sites	The site is brownfield, being a former landfill site.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this site would result in the loss of what is currently open land. It is an important gateway location and therefore the design and landscaping of the development needs to take this into account.	?
12	Health	Development of this site, which is currently a park, does not support this objective.	x
13	Sustainable locations	The site is out of the centre and therefore does not support this objective.	x
14	Equality & social exclusion	Development of this site will provide additional retail facilities for the local community. There is also potential for some linked trips to the facilities adjacent to this site, including the leisure park and superstore.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site for retail uses supports this objective by contributing employment space.	✓
19	Fairer access to services	Development of this site for retail uses supports this objective by providing local employment opportunities.	✓
20	Revitalise town centres	Development of this site could adversely affect the vibrancy of the town centre should it attract shoppers away from the centre.	?
Summary of Assessment		Development of this site at Jarman Fields for retail uses will contribute employment floorspace and provide local jobs, thereby having a positive effects on the objectives 'sustainable prosperity & growth' and 'fairer access to services'. Providing additional retail facilities is positive in terms of overall provision for the local community, however development of this site could adversely affect the vibrancy of the town centre should it attract shoppers away from the centre and therefore uncertain effects have been identified for 'revitalise town centres'. The site is brownfield, being a former landfill site, although it is currently open land/park land. Development may result in some loss of biodiversity and uncertain effects have been identified in relation to this objective. Loss of park land has also resulted in an adverse effect being identified for the 'health' objective. The site is out of the town centre, and although only 1.5 km away is likely to encourage use of the car, leading to a growth in greenhouse gas emissions and airborne emissions. Negative effects have also been identified for the 'sustainable location' objective, again due to it's out of centre location. The site is an important gateway location and therefore the design and landscaping of the development needs to take this into account. This requirement, along with the loss of open land, has resulted in uncertain effects being identified for 'landscape and townscape'.	

[NB. Proposal MU/1 for Hemel Hempstead and MU/7 for Berkhamsted have previously been assessed.]

Providing Homes

Policy SA8: Local Allocations

This policy allows for local allocations to be brought forward in accordance with Policies LA1 to LA6 and the Schedule of Proposed Housing Proposals and Sites. Each of these policies are covered later within this assessment of the Site Allocations document and therefore no specific assessment been undertaken here. Granting planning permission in advance of the local allocations development, for uses associated with open land and temporary uses (which do not prejudice future delivery of the site) could help to provide for formal and informal facilities for local communities in the shorter term.

Local Allocations

[NB. These sites were assessed as part of the Core Strategy. The previous assessment has therefore been copied across and updated based on any new information that is available at this stage. Additions are shown in bold, and text that is no longer relevant has been struck through.]

Policy LA1: Marchmont Farm, Hemel Hempstead

SA Objective		Marchmont Farm	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The development will however incorporate open space throughout the neighbourhood, linking Margaret Lloyd Park, Howe Grove and the wider area.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3. A sustainable drainage system will be incorporated throughout the site which could help to mitigate any future flooding issues.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This site is located near local shops and facilities, which could decrease the need to travel and reduce the level of growth in ghg emissions. Pedestrian and cycle access will be provided to	✓

SA Objective		Marchmont Farm	
		Henry Wells Square and to key services, also supporting this objective.	
6	Climate change proof	No predicted effects.	-
7	Air Quality	This site is located near local shops and facilities, which could decrease the need to travel and lead to beneficial effects in terms of reducing the growth in airborne emissions. Pedestrian and cycle access will be provided to Henry Wells Square and to key services, also supporting this objective.	✓
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & Townscape	The site is located in the Green Belt. The site could have a visual impact on the Gade Valley and Piccotts End. Buildings will be limited to two storeys, except where a higher element would create interest and focal points in the street scene, and this could help to mitigate the adverse effects, as should softening the views of the housing from the countryside through planting, retaining hedgerows and careful siting of open space.	x
12	Health	The site is located near local facilities, which could encourage walking and cycling. Pedestrian and cycle access will be provided to Henry Wells Square and to key services, also supporting this objective. The proposal will also deliver an extension to Margaret Lloyd Park and provide locally equipped area of play (LEAP).	✓
13	Sustainable locations	The site is located near local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near local facilities and amenities. The proposal will also deliver an extension to Margaret Lloyd Park and provide locally equipped area of play (LEAP).	✓
15	Good quality housing	This site could provide c.300-350 units of housing, with which would allow for the provision of 40% affordable housing. A mix of homes will be provided, accommodating both smaller households and family homes. The site will provide a traveller site of 5 pitches.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing at this site could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas. However, it should support the nearby local centres.	?
Summary of Assessment		This allocation is forecast as having positive effects on greenhouse gas emissions and air quality, as the site has good access to local facilities which could decrease the need to travel, reducing the level of	

SA Objective	Marchmont Farm
	<p>growth in emissions. Pedestrian and cycle access will be provided to Henry Wells Square and to key services, also supporting these objectives.</p> <p>Adverse effects have been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield within the Green Belt, and would therefore result in loss or damage of habitats, as well as soil sealing. The development will however incorporate open space throughout the neighbourhood, linking Margaret Lloyd Park, Howe Grove and the wider area. The allocation would have a visual impact on the landscape of the Gade Valley and Piccotts End, resulting in adverse impacts for landscape. Structural landscaping and the careful layout of development will help mitigate these effects. Limited buildings two storeys, except where a higher element would create interest and focal points in the street scene, could help to mitigate the adverse effects, as should softening the views of the housing from the countryside through planting, retaining hedgerows and careful siting of open space.</p> <p>The allocation is located near local facilities, which could encourage walking and cycling, resulting in positive effects on health. The proposal will also deliver an extension to Margaret Lloyd Park and provide locally equipped area of play (LEAP). This allocation is considered to be more sustainable than other greenfield sites due to the proximity to the existing link road, schools and local shops.</p> <p>Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, fairer access to services objectives. The allocation will provide approximately 300-350 units of housing, with 40% including a proportion of affordable housing. The site will provide a traveller site of 5 pitches. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help support the local economy. However, this allocation would result in adverse uncertain effects on revitalise town centres, as by developing new homes in the Green Belt around Hemel Hempstead this is not encouraging development in the centre of urban areas but would support local centres. Phasing of the local allocations to give priority to urban sites will help mitigate this impact.</p>

Policy LA2: Old Town, Hemel Hempstead

SA Objective		Old Town	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. New open spaces (around 1 hectare) will be incorporated into the development which could help to mitigate these effects. This will be located mainly on the higher ground adjacent to The Bounce and Townsend. Retaining the existing important trees at the top of the hill adjacent to The Bounce and Townsend and as many other trees as possible supports this objective.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This site is located near the town centre, which could decrease the need to travel to access facilities. This could decrease the growth in ghg emissions although walking and cycling may be discouraged due to the topography of the area. Improvements are to be made to the east-west and north-south footpaths which could further encourage walking, while providing adequate provision for bicycles within residential properties could further encourage cycling.	✓
6	Climate change proof	No predicted effects.	-
7	Air Quality	This site is located near the town centre, which could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth in airborne emissions although walking and cycling may be discouraged due to the topography of the area. Improvements are to be made to the east-west and north-south footpaths which could further encourage walking, while providing adequate provision for bicycles within residential properties could further encourage cycling.	✓
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is located adjacent to the Old Town Conservation Area, and development may have an impact on its setting. The new buildings will however be designed to positively contribute towards the character of the Conversation Area so the effects should be mitigated.	?
11	Landscape & Townscape	The site is located in the Green Belt although development would not encroach into open countryside. Development of the site could also impact on the unspoilt valley landscape and its interface with the Old Town. Respecting the landscape and character of the sites, along with softening the views of the development from across the valley and open space through careful planting could help to mitigate the adverse effects. In addition, limiting housing to two storeys, except where a higher element would create interest and focal	x

SA Objective		Old Town	
		points in the street scene, is also likely to support this objective.	
12	Health	The site is located near local facilities and amenities, which could encourage walking and cycling, although the topography of the area may discourage use of these modes. Improvements are to be made to the east-west and north-south footpaths and the proposal will provide for around 1 hectare of open land. Providing adequate provision for bicycles within residential properties could further encourage cycling.	✓
13	Sustainable locations	The site is located near local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near local facilities and amenities and the development is not expected to have an impact on local services e.g. school places. The proposal will provide for around 1 hectare of open land.	✓
15	Good quality housing	This site could provide c.80 new units, with which would result in the provision of some 40% affordable housing. A mix of family and smaller homes will be provided.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure.	-
18	Sustainable prosperity & growth	Provision of additional housing close to the town centre could help the local economy and support local services.	✓
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this location close to the town centre supports the objective to focus new development in the centre of urban areas.	✓
Summary of Assessment		<p>This allocation is forecast as having positive effects on greenhouse gas emissions and air quality, as the site has good access to local facilities, however walking and cycling may be discouraged due to the topography of the area. Improvements are to be made to the east-west and north-south footpaths which could further encourage walking, while providing adequate provision for bicycles within residential properties could further encourage cycling.</p> <p>Adverse effects have been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield and would therefore result in loss or damage of some habitats, as well as soil sealing. New open spaces (around 1 hectare) will be incorporated into the development which could help to mitigate these effects. The site is located adjacent to the Old Town Conservation Area, and development may have an impact on its setting, resulting in uncertainty of the impact on historic and cultural assets. The new buildings will however be designed to positively contribute towards the character of the Conversation Area so the effects should be mitigated. Development in the Green Belt at this location would result in some adverse effects on local landscapes and townscape. Respecting the landscape and character of the sites, along with softening the views of the development from across the valley and open space could help to mitigate the adverse</p>	

SA Objective	Old Town
	<p>effects. Limiting housing two storeys, except where a higher element would create interest and focal points in the street scene, also supports this objective.</p> <p>The allocation is located near local facilities, which could encourage walking and cycling, thereby having a positive effect on health, although the topography of the site may discourage these modes. Provision of open space, as well as improvements to cycling and walking infrastructure should also have a positive effect on health.</p> <p>Positive effects have been forecast against the majority of the social and economic objectives, including the housing, sustainable prosperity and growth, and fairer access to services objectives. The allocation will provide housing, including 40% a proportion of some affordable housing. The provision of additional housing means there will be more residents in the community making local facilities and shops more viable. This would help support the local economy. Development at this location close to the town centre supports the objective to focus new development in the centre of urban areas.</p>

Policy LA3: West Hemel Hempstead

SA Objective		West Hemel Hempstead	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. Retaining hedgerows and trees, using native species in planting schemes and providing a coherent, and wildlife friendly open space network (including an extension to the Shrubhill Common Nature Reserve) as part of the new development could help to mitigate these effects.	x
2	Water quality/ quantity	No predicted effects. Protecting groundwater from pollution supports this objective. As does ensuring sufficient sewerage and sewage treatment capacity.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would therefore result in soil sealing.	x
5	Greenhouse gas emissions	This site is located at a moderate distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions. However, the new development will provide a local shop, and other community facilities and services including a new primary school which could help to mitigate these effects. In addition, provision of good pedestrian and cycle access between the neighbourhoods, and to key services, and a bus route also supports this objective.	✓

SA Objective		West Hemel Hempstead	
6	Climate change proof	No predicted effects.	-
7	Air Quality	This site is located at a moderate distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions. The new development will provide a local shop, and other community facilities and services including a new primary school which could help to mitigate these effects. In addition, provision of good pedestrian and cycle access between the neighbourhoods, and to key services, and a bus route also supports this objective.	✓
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & Townscape	The site is located in the Green Belt and would have a visual impact on the landscape of the Bulbourne Valley (with parts of the area being visible from the opposite valley side) and the nearby Chilterns AONB. Development could impact on the existing green link between Shrubhill Common and the countryside. Softening the views of housing from the countryside, through tree planting, by retaining appropriate tree belts and careful siting of open space, as well as providing a sort edge with the countryside could help to mitigate these effects. As could (normally) limiting buildings to two storeys, using traditional materials and taking the character of the buildings in the Chilterns area as a guide to high quality attractive design.	x
12	Health	The site is located at a moderate distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. Provision of good pedestrian and cycle access between the neighbourhoods, and to key services, however could encourage active travel within the site. In addition, providing pleasant footpath and cycle access to link with the Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB supports this objective. As does the provision of new open space/playing fields within the site. The local health facilities are at a capacity, however the development is to support the enlargement of the Parkwood doctors' surgery (either financially or within the new neighbourhood). The southern end of the site is located near the A41, and the railway which could result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The site is located at a moderate distance from local facilities and amenities. The new development also will provide a local shop, and other community facilities and services including a new primary school.	✓
14	Equality & social exclusion	The site is located at a moderate distance from local facilities and amenities. The local health facilities are at a capacity. The new development however will provide a local shop, and other community facilities and services including a new primary school. The development is also to support the enlargement of the Parkwood doctors' surgery.	✓

SA Objective		West Hemel Hempstead	
		Provision of a new open space/playing fields supports this objective.	
15	Good quality housing	This site could provide e.450 900 units of housing, with which would allow for the provision of 40% affordable housing. A mix of homes will be provided, accommodating both smaller households and family homes. The site will provide a traveller site of 7 pitches.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure, with good natural surveillance.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas. However, it should support the nearby local centres.	?
Summary of Assessment		<p>This allocation is forecast as having adverse positive effects on greenhouse gas emissions and air quality, as although the site is located at a moderate distance from shops and facilities, which could increase the need to travel. It is however noted that new facilities are planned as part of the development. The new development will provide a local shop, and other community facilities and services including a new primary school which could help to mitigate these effects. In addition, provision of good pedestrian and cycle access between the neighbourhoods, and to key services, and a bus route also supports this objective. Walking and cycling may still however be discouraged due to the topography of the area. Adverse effects have also been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield within the Green Belt, and would therefore result in loss or damage of habitats, as well as soil sealing. Retaining hedgerows and trees, using native species in planting schemes and providing a coherent, and wildlife friendly open space network (including an extension to the Shrubhill Common Nature Reserve) as part of the new development could help to mitigate these effects.</p> <p>The allocation would have a visual impact on the landscape of the Bulborne Valley, although this can be mitigated through the careful screening and layout of development. However, softening the views of housing from the countryside, through tree planting, by retaining appropriate tree belts and careful siting of open space, as well as providing a soft edge with the countryside could help to mitigate these effects. As could (normally) limiting buildings to two storeys, using traditional materials and taking the character of the buildings in the Chilterns area as a guide to high quality attractive design.</p> <p>In terms of health, the allocation is located at a moderate distance from shops and facilities which could</p>	

SA Objective	West Hemel Hempstead
	<p>discourage walking and cycling, and the topography of the site may also discourage these modes. The local health facilities are at capacity, which could have an adverse effect against the health objective. However a new doctor's surgery is one of the requirements of the development which would help to alleviate this issue. Providing a pleasant footpath and cycle access to link with the Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB does however support this objective, as does the provision of new open space/playing fields within the site.</p> <p>In terms of equality and social exclusion, the allocation is located at a moderate distance from local facilities, and local health facilities are at capacity. However there is potential capacity in local schools and a new two form entry primary school is required. The new development however will provide a local shop, and other community facilities and services including a new primary school. The development is also to support the enlargement of the Parkwood doctors' surgery.</p> <p>Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, and fairer access to services objectives. The allocation will provide up to 900 units of housing, including 40% a proportion of affordable housing. The site will provide a traveller site of 7 pitches. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help to support the local economy. However, this allocation could result in adverse effects on revitalising town centres, as by developing new homes in the Green Belt around Hemel Hempstead this is not encouraging development in the centre of the urban area. Phasing of the local allocations to give priority to urban sites will help mitigate this impact.</p>

Policy LA4: Hanburys, Shootersway, Berkhamsted

SA Objective		Hanburys, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. Retaining the pond, mature planting on to Shootersway and providing a coherent, and wildlife friendly open space network that links to the surrounding countryside could help to mitigate these effects. As could potential developer contributions towards offsetting the loss of wildlife resource.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-

SA Objective		Hanburys, Shootersway	
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions.	x
6	Climate change proof	No predicted effects.	-
7	Air Quality	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	There is no predicted effect on historic assets. The area is classified as "built up modern" (HLC).	-
11	Landscape & Townscape	The site is located in the Green Belt and could also impact on the setting of the British Film Institute (BFI) site. Requiring the development to locate buildings, open space and landscaping so as to respect the setting of the BFI, and not be located close to the boundary could help to mitigate these effects. There could also be an effect on the transition area from urban to countryside, however creating a soft edge to the settlement through enhancing and maintaining existing landscaping and careful design and layout could help to mitigate these effects. (Normally) limiting buildings to two storeys also supports this objective.	x
12	Health	The site is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health. The gradient between the town centre and the site may discourage walking and cycling. Focusing the development around a key green space, providing good pedestrian access and providing a pleasant, coherent, and wildlife friendly open space network that links to the surrounding countryside could help to mitigate these effects by encouraging walking within the site.	x
13	Sustainable locations	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which would reduce the need to travel for those working at the site.	✓
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓
15	Good quality housing	Developing this site would provide 40 new homes, including 40% some-affordable housing.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure, with good natural	-

SA Objective		Hanburys, Shootersway	
		surveillance.	
18	Sustainable prosperity & growth	Developing this site could support expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy. Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓
Summary of Assessment		<p>In relation to this allocation adverse effects have been forecast for biodiversity, soils, use of brownfield sites and landscape, as the site is greenfield, within the Green Belt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Retaining the pond, mature planting on to Shootersway and providing a coherent, and wildlife friendly open space network that links to the surrounding countryside could help to mitigate the biodiversity effects. As could potential developer contributions towards offsetting the loss of wildlife resource. While, creating a soft edge to the settlement through enhancing and maintaining existing landscaping and careful design and layout could help to mitigate the landscape effects.</p> <p>Positive effects have been forecast on the housing, sustainable prosperity and growth, fairer access to services and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.</p> <p>With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre, which could encourage greater car use thereby leading to increasing emissions. The location of the site and the topography of Berkhamsted have also lead to the allocation being forecast as likely to have adverse effects on health, as active travel such as walking and cycling would be discouraged.</p>	

Policy LA5: Icknield Way, West of Tring

NB. This table does not include assessment for the parts of the LA5 which are covered by E/1 (extension to the industrial estate), C/1 (extension to the cemetery) and L/3 (provision of new open space), as these have been assessed elsewhere in this document.

SA Objective		Icknield Way, West of Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	The site is in a low flood risk zone.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located near a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of ghg emissions. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41, there is the potential for growth in ghg emissions.	?
6	Climate change proof	No predicted effects.	-
7	Air Quality	The site is located near a local centre and is adjacent to main employment area. However it is located 2km from the town centre. This could increase the use of the car, increasing the possibility of adverse effects on local air quality. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site.	x
8	Use of brownfield sites	This site is located in greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	This site is located in an area classified as "20 th century agriculture" (HLC). The site is adjacent to Tring cemetery, which is a locally listed historic park and garden, protecting the green and open setting of this designation should mitigate any potential adverse effects.	-
11	Landscape & Townscape	The site is in the Green Belt and is located adjacent to the Chilterns AONB. Development of this site would be visible from Icknield Way and the Chilterns AONB, which could have adverse visual impacts. Limiting the effect of the new development on views from the AONB and creating a soft edge and transition with the AONB could help to mitigate these effects. Buildings will be limited to two storeys, except where a higher element would create interest and focal points in the street scene, and this supports this objective.	x
12	Health	Developing this site would allow for open space, but it would not be big enough for all the leisure space aspirations for Tring.	✓

SA Objective		Icknield Way, West of Tring	
		This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	x
13	Sustainable Locations	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre.	x
14	Equality & social exclusion	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre. A new toddler’s play area will be developed.	x
15	Good quality housing	This site would provide 150 180-200 dwellings, including 40% with the potential for some affordable housing. A mix of homes will be provided, accommodating both smaller households and family homes. The site will provide a traveller site of 5 pitches.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure.	-
18	Sustainable prosperity and growth	Development of this site could involve provision of some employment space, thereby helping to support the local economy. The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓
Summary of Assessment		<p>As development of site would lead to development on greenfield land, within the Green Belt Green Belt and close to the Chilterns AONB, adverse effects have been forecast for the biodiversity, soils, use of brownfield sites and landscape & townscape SA objectives. The development requirements seek to mitigate these impacts through careful layout, design, density and landscaping. For example, limiting the effect of the new development on views from the AONB and creating a soft edge and transition with the AONB could help to mitigate these effects. The site is adjacent to Tring cemetery, which is a locally listed historic park and garden, protecting the green and open setting of this designation should mitigate any potential adverse effects.</p> <p>This site is located near to a local centre and is adjacent to the town’s main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of greenhouse gas emissions and other emission to air. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41 there is the potential for increased levels of emissions.</p>	

SA Objective	Icknield Way, West of Tring
	<p>Development of this site would provide for around ±50 180-200 dwellings, including 40% with the potential for affordable housing. However, the site is close to the A41, which means noise disturbance could affect the health and well-being of the new residents. Development would allow for open space; however it would not be large enough to fulfil all of the town's leisure space aspirations. Development of this site could involve the provision of some employment space, thereby helping to support the local economy. Also, £The new housing on the site should help to support the local services in the town, maintaining their viability and boosting the local economy.</p>

Policy LA6: Chesham Road and Molyneux Avenue, Bovington

SA Objective		Chesham Road / Molyneux Avenue	
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor. Retaining existing trees and hedges, as well as providing for open space could help to mitigate these effects.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	The site is located in a low risk flood zone.	-
4	Soils	Developing this site would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. Providing pedestrian and cycle access to Hyde Lane and Lancaster Road, and promoting sustainable travel options support this objective.	x
6	Climate change proof	No predicted effects.	-

SA Objective		Chesham Road / Molyneux Avenue	
7	Air Quality	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to improve air quality. The topographical nature makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. Providing pedestrian and cycle access to Hyde Lane and Lancaster Road, and promoting sustainable travel options support this objective.	x
8	Use of brownfield sites	The site is located on a site of approx 60% previously developed land, which gives opportunities for this option to make environmental improvements.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site classified as 60% "communications" (airfield) and 40% "agricultural land"(HLC)	-
11	Landscape & Townscape	The site is located in the Green Belt. The requirement to create a soft edge with the adjoining countryside could help to mitigate adverse impacts on the local landscape, as could limiting building heights to two storeys and ensuring the development is appropriately screened.	x
12	Health	Developing this site would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. Providing pedestrian and cycle access to Hyde Lane and Lancaster Road, and promoting sustainable travel options support this objective.	?
13	Sustainable locations	This site is located at a distance from the village centre, so facilities would be harder to access, and there is a busy road between them site and the village centre which may restrict the easy movement of people.	x
14	Equality & social exclusion	The requirement to contribute towards local social infrastructure educational and community facilities could should have a positive effect on this objective.	✓
15	Good quality housing	Developing this site for 60 new homes, with 40% will provide some affordable housing.	✓
16	Community Identity & participation	The requirement to contribute towards local social infrastructure educational and community facilities could should have a positive effect on this objective.	✓
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime. Incorporating perimeter development with outward facing buildings, dual fronted properties will address corners providing surveillance over areas of open space. This type of layout supports this objective.	x
18	Sustainable prosperity and growth	Provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Developing this site would support provision of and access to jobs and services more significantly than other options, as it is the largest site. This option provides new housing which could result in improved services and jobs for the village town and should help to support the local services, thereby maintaining their viability.	✓

SA Objective		Chesham Road / Molyneux Avenue	
20	Revitalise town centres	Developing this site could help promote the role of the local centre, providing services and housing and employment .	✓
Summary of Assessment		<p>Development at this greenfield site would have adverse effects on biodiversity as it is located in a high value local wildlife corridor. Retaining existing trees and hedges, as well as providing for open space could help to mitigate these effects. Adverse effects have also been forecast for soils as a result of soil sealing, landscape & townscape as the site is located within the Green Belt and air quality and greenhouse gas emissions as the site is separated from the village by a busy road, which could discourage cycling and walking. Providing pedestrian and cycle access to Hyde Lane and Lancaster Road, and promoting sustainable travel options however could reduce some of these effects.</p> <p>Positive effects have been forecast for the majority of the social and economic objectives. The requirement to contribute towards local social infrastructure educational and community facilities should could have a positive effect on the equality and social exclusion and community identity and participation objectives. Developing this site will provide for 60 dwellings, with 40% affordable housing. Developing this site could also provide a significant level of affordable housing. There is a busy road separating the site from the village centre which may discourage the elderly, disabled people and children from moving around freely in the area.</p> <p>An adverse effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime. Incorporating perimeter development with outward facing buildings, dual fronted properties will address corners providing surveillance over areas of open space. This type of layout supports this objective.</p>	

Policy SA9: Sites for Gypsies and Travellers

This policy allows for new accommodation for gypsies and travellers to be provided as part of Local Allocations LA1, LA3 and LA5. Applications for additional sites will be determined in accordance with Core Strategy Policy CS22. The Local Allocations policies have been assessed elsewhere in this assessment for the Site Allocations document, and the CS22 was assessed previously in the SA of the Core Strategy, and so no additional assessment has been undertaken here.

Schedule of Housing Proposals and Sites

PART 1. SITES PROPOSED FOR DEVELOPMENT IN THE PLAN PERIOD THAT CAN BE BROUGHT FORWARD AT ANY TIME.

(a) Housing Allocations

Hemel Hempstead

Proposal H/1: Land r/o 186-202 Belswains Lane

SA Objective		Land r/o 186-202 Belswains Lane	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	Part of the site is within flood zones 2 and 3. The site is close to the Grand Union Canal. The site will require a flood risk assessment.	?
4	Soils	Part of this site is used for commercial purposes and may require remediation.	?
5	Greenhouse gas emissions	The site has good access to public transport (rail and bus) and is close to Apsley and Nash Mills Local Centres and Nash Mills primary school which could decrease the need to use private transport and reduce the level of growth in ghg emissions.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is close to Apsley and Nash Mills local centres and has good access to public transport which could decrease the need to travel and reduce airborne emissions.	✓
8	Use of brownfield sites	The site is predominantly previously developed land although development may involve the loss of some rear gardens.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	The site's location close to the town and local centres could encourage use of active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located near to local facilities and amenities.	✓
14	Equality & social exclusion	The site's location has easy access to local facilities.	✓
15	Good quality housing	The proposal allows for around 10 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity &	Part of the site is used for commercial use, which would be lost, along with associated	x

SA Objective		Land r/o 186-202 Belswains Lane	
	growth	employment opportunities.	
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Provision of housing at this site could help to support the vibrancy of Nash Mills and Apsley local centres.	✓
Summary of Assessment		<p>This site has been assessed as having positive effects on the 'greenhouse gas emissions', 'air quality' and 'health' objectives, as it has good access to public transport (rail and bus) and is close to Apsley and Nash Mills Local Centres and Nash Mills primary school which could decrease the need to use private transport, reduce greenhouse gas and airborne emissions, and encourage use of active modes, such as walking and cycling. Part of the site is within flood zones 2 and 3 and close to the Grand Union Canal. Uncertain effects have therefore been identified for flooding and a flood risk assessment will be required. The site is predominantly previously developed land although development may involve the loss of some rear gardens. Uncertain effects have been identified for soils, as the part of the site used for commercial purposes may require remediation. Positive effects have been identified for the majority of the social and economic objectives. Provision of housing at this site should help the local economy and encourage provision of local services and to support the vibrancy of Nash Mills and Apsley local centres. The site's location also means that residents would have easy access to local facilities. However, as part of the site is in commercial use, which would be lost with its development for housing, along with associated employment opportunities, negative effects have been identified for the 'sustainable prosperity & growth' objective.</p>	

Proposal H/2: National Grid land, London Road

SA Objective		National Grid land, London Road	
1	Biodiversity	The site is close to 'Harrison's Moor, Boxmoor Common' wildlife site. Retention of trees on the site is to be encouraged.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	The site is contaminated land and therefore would require remediation.	✓
5	Greenhouse gas emissions	The site is within close proximity to Hemel Hempstead train station. It is also fairly close to amenities within Hemel Hempstead town centre and Apsley local centre. A supermarket is being constructed nearby. Use of sustainable modes of travel could therefore be encouraged.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The London Road Apsley AQMA could be affected by development of this site which lies to the north-west and which could generate additional traffic in the AQMA.	?

SA Objective		National Grid land, London Road	
8	Use of brownfield sites	The site is previously developed land. Development of the old British Gas site would require the remediation of contaminated land which strongly supports this SA objective.	✓✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Townscape could be improved due to the removal of the gas holders.	✓
12	Health	The existing footpath on the site is to be maintained and enhanced. The sites location near to local amenities and the town centre, as well as planned improved improvements to local cycle ways could encourage walking and cycling.	✓
		The site is close to the railway line which could result in noise levels affecting health and well-being.	?
13	Sustainable locations	The site within a main settlement and is located near to local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near to local facilities and amenities.	✓
15	Good quality housing	The proposal allows for 160 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Part of the site is within the Two Waters General Employment Area, which would be lost, along with associated employment opportunities.	x
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre.	✓
Summary of Assessment		Development of this site is identified as having positive effects for the majority of the social and economic objectives. Provision of housing should help the local economy, encourage provision of local services and could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre. The proposal allows for 160 dwellings, which will be required to include a proportion of affordable housing, and the site is near to local facilities and amenities. However, negative effects have been identified for the objective 'sustainable prosperity & growth' as part of the site is within the Two Waters General Employment Area, which would be lost, along with associated employment opportunities. The site is previously developed land and development of the old British Gas site would require the remediation of contaminated land which strongly supports the objective 'use of brownfield sites'. Townscape could also be improved due to the removal of the gas holders. The site is close to 'Harrison's Moor, Boxmoor Common' wildlife site and therefore uncertain effects are identified for biodiversity. The site is within close proximity to Hemel Hempstead train station and is also fairly close to amenities within Hemel Hempstead town centre and Apsley local centre. Use of sustainable and active modes of travel could therefore be encouraged, with potential positive effects for the 'greenhouse gas emissions' and 'health' objectives. Uncertain effects have been identified for air quality as the London Road Apsley AQMA could be affected by development of this	

SA Objective	National Grid land, London Road
	site which lies to the north-west and which could generate additional traffic in the AQMA. The site is close to the railway line which could result in noise levels affecting health and well-being. The effect of this on the 'health' objective is considered to be uncertain.

Proposal H/3: Land at Westwick Farm, Pancake Lane

SA Objective		Land at Westwick Farm, Pancake Lane	
1	Biodiversity	The site is currently agricultural land which includes fields and hedgerows which will have some biodiversity value.	✘
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	The development would involve the loss of agricultural land and result in soil sealing.	✘
5	Greenhouse gas emissions	The site is close to local facilities in Leverstock Green and close to a bus route. The need to travel could be reduced and sustainable modes of transport could be encouraged.	✔
6	Climate change proof	No predicted effects	-
7	Air quality	The site is close to local facilities and has access to public transport which could decrease the need to travel and reduce airborne emissions.	✔
8	Use of brownfield sites	The site is mainly agricultural land, but with some areas being previously developed. The site is capable of supporting higher density development and the existing farm buildings should be re-used.	✘
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within the "Medieval settlement of Leverstock Green" Area of Archaeological Significance. This should be taken into account when developing the site.	✘
11	Landscape & townscape	The site is adjacent to Green Belt land and development may affect the quality of the local landscape.	✘
12	Health	There is potential to improve footpaths and cycle links to enable access to local amenities such as the school. The site is close to local recreation areas.	✔
13	Sustainable locations	The site is close to local facilities in Leverstock Green, including local shops and schools. This could reduce the need to travel. There is access to public transport to Hemel Hempstead town centre.	✔
14	Equality & social exclusion	The site's location has easy access to local facilities.	✔
15	Good quality housing	The proposal allows for around 50 dwellings, which will be required to include a proportion of affordable housing.	✔

SA Objective		Land at Westwick Farm, Pancake Lane	
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	The site is currently a farm. Employment opportunities associated with this may be affected.	x
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Leverstock Green local centre.	✓
Summary of Assessment		<p>Development of this site has been identified as having a positive effect on many of the social and economic objectives. The site is close to local facilities in Leverstock Green, including local shops and schools. This could reduce the need to travel. There is access to public transport to Hemel Hempstead town centre. Positive effects are therefore identified for the 'sustainable locations' and 'equality and social exclusion' objectives. Provision of housing at this site should help the local economy, encourage provision of local services, and could support the vibrancy of Leverstock Green local centre. However, the site is currently a farm and employment opportunities associated with this may be affected. Negative effects have therefore been identified for the 'sustainable prosperity & growth' objective. In terms of the environmental objectives, a number of negative effects have been identified relating to biodiversity, soils and brownfield sites due to the loss of the agricultural land. Negative effects have also been identified for the objectives on 'historic & cultural assets' and 'landscape & townscape' as the site is within the "Medieval settlement of Leverstock Green" Area of Archaeological Significance, adjacent to Green Belt land, and its development may affect the quality of the local landscape. This will need to be taken into account when developing the site. The site is close to local facilities in Leverstock Green and close to a bus route. The need to travel could be reduced and sustainable modes of transport could be encouraged and therefore positive effects have been identified for the 'greenhouse gas emissions' and 'air quality' objectives.</p>	

Proposal H/4: Ebbens Road

SA Objective		Ebbens Road	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	The site is located along the Grand Union Canal. Development may affect this watercourse.	?
3	Flood risk	Parts of the site are within flood zone 2 and 3. The site will require a flood risk assessment.	?
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is moderately close to Apsley local centre and approximately 1.5 km from the town	✓

SA Objective		Ebbens Road	
		centre. This could decrease the need to travel and reduce the level of growth in ghg emissions.	
6	Climate change proof	No predicted effects.	-
7	Air quality	The Lawn Lane AQMA could be affected by development of this site which lies to the north-west and which could generate additional traffic in the AQMA.	?
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Building design and layout is required to respect the canal frontage and therefore this could improve the townscape within the area, particularly along the watercourse. Planting along the canal should also support this objective.	✓
12	Health	The sites location moderately near to local amenities and the town centre, as well as planned improved improvements to local cycle ways (in the form of a new cycle way along the canal (Proposal T/13) could encourage walking and cycling.	✓
13	Sustainable locations	The site is within a main settlement, moderately close to Apsley local centre and the town centre.	✓
14	Equality & social exclusion	No predicted effects.	-
15	Good quality housing	The proposal allows for 30 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site will result in the loss of employment land and opportunities.	x
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services. However there will also be the loss of provision of local jobs at the site.	?
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre.	✓
Summary of Assessment		The site is located along the Grand Union Canal and partly within flood zones 2 and 3. Uncertain effects have therefore been identified for the 'water quality/quantity' and 'flood risk' objectives. The site will require a flood risk assessment. The site is moderately close to Apsley local centre and approximately 1.5 km from the town centre. This could decrease the need to travel and reduce the level of growth in ghg emissions, with positive effects therefore being identified for the 'greenhouse gas emissions' objective. The site's location moderately close to facilities has also resulted in positive effects being identified for the 'health' and 'sustainable locations' objectives. The Lawn Lane AQMA could be affected by development of this site which lies to the north-west and which could generate additional traffic in the AQMA and therefore uncertain effects have been identified with regards to air quality. The site is brownfield. Building design and layout will be required to respect the canal frontage and therefore this could improve the townscape within the area, particularly along the watercourse. Development of this site will result in the loss of employment land and local job opportunities and therefore negative effects have been identified for the	

SA Objective	Ebbens Road
	'sustainable prosperity & growth' objective and uncertain effects identified for 'fairer access to services'. Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre.

Proposal H/5: Former Hewden Hire site, Two Waters Road

SA Objective	Former Hewden Hire site, Two Waters Road		
1	Biodiversity	The site is adjacent to Boxmoor Common. Development could also result in loss of some biodiversity on the site.	x
2	Water quality/ quantity	The site is adjacent to the River Bulborne and therefore its development could affect this watercourse.	?
3	Flood risk	The site is partly within flood zones 2, 3a and 3b. A flood risk assessment is therefore required.	?
4	Soils	Development could result in soil sealing if it occurs outside of the existing built footprint..	?
5	Greenhouse gas emissions	The site is fairly close to amenities within Hemel Hempstead town centre and Apsley local centre. Use of sustainable modes of travel could therefore be encouraged.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The London Road Apsley AQMA could be affected by development of this site which lies to the north-west and which could generate additional traffic in the AQMA. The small number of dwellings involved however means that any effects would be minor.	?
8	Use of brownfield sites	Parts of the site were previously developed although development could be outside of this existing footprint and effects are therefore uncertain.	?
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development has the potential to adversely affect the open setting of the site.	x
12	Health	The site's location near to local amenities and the town centre could encourage use of active modes of transport.	✓
13	Sustainable locations	The site within a main settlement and is located reasonably near to local facilities and amenities.	✓
14	Equality & social exclusion	The site is located reasonably near to local facilities and amenities.	✓
15	Good quality housing	The proposal allows for 15 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity &	Development would result in the loss of a redundant commercial site and as a result no predicted	-

SA Objective		Former Hewden Hire site, Two Waters Road	
	growth	effects are forecast for this objective.	
19	Fairer access to services	The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre. The small number of dwellings involved however means that any effects would be minor.	✓
Summary of Assessment		<p>The provision of housing should help support the local economy and support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre, with positive effects therefore identified for 'fairer access to services' and 'revitalise town centres'. The site's location, within a main settlement and reasonably close to local facilities and amenities has resulted in positive effects being identified for the social objectives 'equality & social inclusion' and 'sustainable locations'. The site is adjacent to Boxmoor Common and development could also result in loss of some biodiversity on the site. Adverse effects have therefore been identified for the 'biodiversity' objective. The site is also adjacent to the River Bulbourne and partly within Floodzones 2, 3a and 3b. Uncertain effects have therefore been identified for the 'water quality/quantity' and 'flood risk' objectives, and a flood risk assessment will be required. The site is fairly close to amenities within Hemel Hempstead town centre and Apsley local centre. Use of sustainable and active modes of travel could therefore be encouraged with positive effects on reducing growth in greenhouse gas emissions and health. The London Road Apsley AQMA could be affected by development of this site which lies to the north-west and which could generate additional traffic in the AQMA. Uncertain effects have therefore been identified for the 'air quality' objective. The small number of dwellings involved however means that any effects would be minor. Although part of the site is previously developed, future development has the potential to adversely affect the open setting of the site, with adverse effects therefore being identified for the 'landscape & townscape' objective. Development could also result in soil sealing, although effects are considered uncertain.</p>	

Proposal H/6: 39-41 Marlowes

SA Objective		39-41 Marlowes	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	The site is adjacent to flood zone 2 and would probably require a flood risk assessment.	?
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location in the town centre could encourage use sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location in the town centre could decrease the need to travel to access facilities. This	✓

SA Objective		39-41 Marlowes	
		could lead to beneficial effects in terms of reducing the growth of airborne emissions.	
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is located close to a number of listed buildings. Careful design will be needed to mitigate any potential adverse effects.	?
11	Landscape & townscape	No predicted effects.	-
12	Health	The site's location in the town centre could encourage use of active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located in the town centre of a main settlement.	✓
14	Equality & social exclusion	The site's location in the town centre should allow for easy access to local facilities.	✓
15	Good quality housing	The proposal allows for 40 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site will result in the loss of employment land.	x
19	Fairer access to services	The site's location in the town centre could allow local people to live near to their work. However there will also be the loss of provision of local jobs at the site.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the town centre.	✓
Summary of Assessment		Although development of this site within the town centre for housing would result in the loss of some employment land, its location could allow local people to live near to their work, it would also support the vibrancy of the town centre. Positive effects have also been identified for the social objectives 'health', 'sustainable locations' and 'equality and social inclusion' as the town centre location should allow for easy access to facilities and could encourage use of active modes of travel. The location in the town centre should have a positive effect on 'greenhouse gas emissions' and 'air quality' as the site has good access to local facilities which could decrease the need to travel, reducing the level of emissions. The site is brownfield and its location close to a number of listed buildings would need to be taken into account during its development, with careful design needed to mitigate any potential adverse effects. As a result of this uncertain effects have been identified for the 'historic & cultural assets' objective. The site is adjacent to flood zone 2 and would probably require a flood risk assessment. Uncertain effects have also therefore been identified for the 'flood risk' objective.	

Proposal H/7: Leverstock Green Tennis Club, Grasmere Close

SA Objective		Leverstock Green Tennis Club, Grasmere Close	
1	Biodiversity	Development may result in the loss of trees and hedgerows.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is close to local facilities which could decrease the need to travel and reduce the level of growth in ghg emissions. Whilst it is some distance from the town centre, there is a bus stop close to the site.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is close to local facilities which could decrease the need to travel and reduce the level of growth in airborne emissions.	✓
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this site may affect local landscape quality.	?
12	Health	Development of this site would result in the loss of a tennis club, although this is to be relocated to another location therefore any adverse effects should be minimal.	-
13	Sustainable locations	The site is located within a main settlement, close to local facilities.	✓
14	Equality & social exclusion	Development of this site would result in the loss of a tennis club, although this is to be relocated to another location therefore any adverse effects should be minimal.	-
15	Good quality housing	The proposal allows for 25 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the local centre, although due to the small number of houses the effects would probably be minor.	✓
Summary of Assessment		Development of this site for housing would result in the loss of a tennis club, although this is to be relocated to another location therefore any adverse effects on the local community and their health and wellbeing should be minimal. As a result no predicted effects have been identified for the 'health' and 'equality & social inclusion' objectives. The provision of 25 dwellings supports the 'good quality housing'	

SA Objective	Leverstock Green Tennis Club, Grasmere Close
	objective and should also support the local economy and vibrancy of the local centre, with positive effects for the 'fairer access to services' and 'revitalise town centre' objectives. Due to the small number of houses the effects would probably be minor. The site should have a positive effect on 'greenhouse gas emissions' and 'air quality' as it is close to local facilities which could decrease the need to travel and reduce the level of growth in emissions. Whilst it is some distance from the town centre, there is a bus stop close to the site. Development of the site could have an adverse effect on biodiversity, due to potential loss of trees and hedgerows. It could also adversely affect local landscape quality; however the effect on this is considered to be uncertain.

Proposal H/8: Land at Turners Hill

SA Objective		Land at Turners Hill	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The hedgerows and trees are however to be retained and supplemented. The site is adjacent to a wildlife site and increased use of this by the new residents could adversely affect the site.	✘
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	✘
5	Greenhouse gas emissions	The site's location close to the town centre could encourage use of sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✔
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location close to the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✔
8	Use of brownfield sites	Development of the site would result in the loss of greenfield land.	✘
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this greenfield site could result in minor adverse effects on local landscape quality.	✘
12	Health	The site's location close to the town centre could encourage the use of active modes of travel to access facilities.	✔
		Development of this site would result in the loss of open land which could currently be used for recreation. However the site is adjacent to a wildlife site which would remain to provide alternative provision.	✘
13	Sustainable locations	The site is located within a main settlement, close to the town centre.	✔

SA Objective		Land at Turners Hill	
14	Equality & social exclusion	The site's location close to the town centre should allow for easy access to local facilities.	✓
		Development of this site would result in the loss of open land.	x
15	Good quality housing	The proposal allows for 40 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The site's location close to the town centre could allow local people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the town centre.	✓
Summary of Assessment		<p>Development of this site for housing would result in the loss of greenfield land, and there would therefore be loss or damage of some habitats. The site is also adjacent to a wildlife site and increased use of this by the new residents could adversely affect the site. Negative effects have therefore been identified for the 'biodiversity' objective. Development would result in soil sealing. Development of this site could also result in minor adverse effects on local landscape quality. The site should have a positive effect on 'greenhouse gas emissions' and 'air quality' as its location close to the town centre could decrease the need to travel, encourage use of sustainable modes, and reduce growth in emissions. Encouraging walking and cycling could also have a positive effect on health. The loss of open land, which could currently be used for recreation, is however identified as having a negative effect on health, although the adjacent wildlife site would remain to provide alternative provision. The site's location close to the town centre should allow for easy access to local facilities and positive effects have therefore been identified for the 'sustainable locations' and 'equality & social exclusion objectives', although as above, loss of the open land could also have a negative effect on this latter objective. Provision of housing at this site could support the vibrancy of the town centre and also its location could allow local people to live near to their work.</p>	

Proposal H/9: 233 London Road

SA Objective		233 London Road	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is in fairly close proximity to Apsley railway station (less than 1.5 km) and local bus routes. The site is within local centre which provides access to a moderate range of local services and facilities. The site is also fairly close to larger retail facilities on London Road. Use of sustainable modes of travel could therefore be encouraged.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is within the London Road Apsley AQMA and therefore its development could affect this designation. The small number of dwellings involved however means that any effects would be minor.	?
8	Use of brownfield sites	The site is previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	The site is within an AQMA which could affect the health of residents.	x
13	Sustainable locations	The site within a main settlement and is located near to local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near to local facilities and amenities.	✓
15	Good quality housing	The proposal allows for 10 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site for housing would result in the loss of a small industrial unit.	x
19	Fairer access to services	The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre. The small number of dwellings involved however means that any effects would be minor.	✓
Summary of Assessment		Development of this site would have mainly positive effects on the social and economic objectives, with the provision of housing helping to support the local economy, support the vibrancy of the Apsley local centre, and provide good quality housing. The site's location near to local facilities and amenities has also	

SA Objective	233 London Road
	resulted in positive effects being identified for the 'sustainable locations', 'equality & social exclusion' and 'greenhouse gas emissions' objectives. The site is previously developed, and therefore positive effects have been identified for the 'use of brownfield sites' objective. A number of adverse effects have been identified related to the loss of small industrial unit affecting the 'sustainable prosperity & growth objective', and the site's location within an AQMA which could affect the health of the future residents. Uncertain effects have also been identified for the 'air quality' objective due to the sites location within an AQMA and the small number of properties involved.

Proposal H/10: Apsley Paper Trail land, London Road

SA Objective	Apsley Paper Trail land, London Road		
1	Biodiversity	Some potential for loss of vegetation close to the canal.	?
2	Water quality/ quantity	The site is adjacent to the Grand Union Canal and therefore development could adversely affect this watercourse.	?
3	Flood risk	The site is in close proximity to flood zone 3. A flood risk assessment will be required.	?
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is in close proximity to Apsley railway station and local bus routes. Retail facilities, including Apsley local centre, Apsley Mills retail park and Apsley basin are nearby. Use of sustainable modes of travel could therefore be encouraged.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is just to the south of the London Road Apsley AQMA and therefore its development could affect this designation. The small number of dwellings involved however means that any effects would be minor.	?
8	Use of brownfield sites	The site is previously developed land and high density housing is considered acceptable.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	The site is very close to an AQMA which could affect the health of residents.	?
13	Sustainable locations	The site within a main settlement and is located near to local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near to local facilities and amenities.	✓
15	Good quality housing	The proposal allows for between 25-35 dwellings, which will be required to include a proportion of affordable housing.	✓

SA Objective		Apsley Paper Trail land, London Road	
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site for housing would result in the loss of part of a site designated in the DBC Local Plan 1991-2011 for development of mixed uses creating local employment opportunities.	x
19	Fairer access to services	The provision of additional housing should help support the local economy. However there will also be the loss of provision of local jobs at the site.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre and Hemel Hempstead Town Centre.	✓
Summary of Assessment		Development of this site for housing would make use of previously developed land, however it would result in the loss of part of a site designated for mixed uses and creating local employment opportunities, with negative effects therefore being identified for 'sustainable prosperity & growth'. The provision of additional housing should however help support the local economy, despite the loss of provision of local jobs at the site. It should also support the vibrancy of the Apsley local centre and Hemel Hempstead Town Centre. The site is located near to local facilities and amenities, with positive effects therefore being identified for the 'sustainable locations' and 'equality & social exclusion' objectives. Positive effects have also been identified for 'greenhouse gas emissions' due to the sites proximity to Apsley railway station, local bus routes and retail facilities, at Apsley local centre, Apsley Mills retail park and Apsley basin encouraging the use of sustainable modes of travel. The site is just to the south of the London Road Apsley AQMA and therefore its development could affect this designation. The small number of dwellings involved however means that any effects would be minor and effects on the 'air quality' and 'health' objectives are therefore uncertain. Uncertain effects have been identified for a number of the other environmental objectives, including 'biodiversity' due to the potential loss of vegetation, 'water quality/quantity' due to potential effects on the Grand Union Canal, and 'flood risk' due to its close proximity to flood zone 3. A flood risk assessment will be required.	

Proposal H/11: The Point (former petrol filling station), Two Waters Road

SA Objective		The Point (former petrol filling station), Two Waters Road	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	The site is close to the River Gade and development could affect this watercourse.	?
3	Flood risk	The site is adjacent to flood zone 2 and therefore a flood risk assessment would be required.	?
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location in the town centre could encourage use of sustainable modes of travel to access	✓

SA Objective		The Point (former petrol filling station), Two Waters Road	
		facilities. This could decrease the growth in ghg emissions. However, the Plough Roundabout could be a barrier to pedestrian movement into the town centre which could encourage vehicle use.	
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location in the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions. However, the Plough Roundabout could be a barrier to pedestrian movement into the town centre which could encourage vehicle use.	?
8	Use of brownfield sites	The site is previously developed land and high density development would be accepted.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	The site is prominently located at a town centre gateway and therefore design would need to take this into account.	?
12	Health	The site's location in close proximity the town centre could encourage use of active modes of travel to access facilities. However, the Plough Roundabout could be a barrier to pedestrian movement into the town centre.	?
13	Sustainable locations	The site is located in close proximity to the town centre of a main settlement.	✓
14	Equality & social exclusion	The site's location in the town centre should allow for easy access to local facilities. However, the Plough Roundabout could be a barrier to pedestrian movement into the town centre.	?
15	Good quality housing	The proposal allows for 25 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site would result in the small loss of employment land, close to the town centre.	x
19	Fairer access to services	The site's location in close proximity to the town centre could allow local people to live near to their work. However, there will also be some loss of provision of local jobs at the site.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Hemel Hempstead Town Centre.	✓
Summary of Assessment		This site is located in close proximity to Hemel Hempstead Town Centre and its development for housing could have positive effects on a number of the objectives. It could support the vibrancy of the town centre, allow people to live near to their work and provide good quality housing. However, development of this site would result in some loss of employment land and therefore negative effects have been identified for the 'sustainable prosperity & growth' objective. In addition, although its location should allow easy access to local facilities by active and sustainable modes, the Plough Roundabout could act as barrier to pedestrian movement into the centre. As a result uncertain effects have been identified for the 'equality & social exclusion', 'health', 'air quality', and 'greenhouse gas emissions' objectives. The site is close to the River Gade and development could affect this watercourse. It is also adjacent to flood zone 2 and therefore a flood risk assessment would be required. Uncertain effects have as a result been identified for	

SA Objective	The Point (former petrol filling station), Two Waters Road
	the 'water quality/quantity' and 'flood risk' objectives. The site is previously developed land and high density development would be accepted. However, the site is prominently located at a town centre gateway and therefore design would need to take this into account. Uncertain effects have been identified as a result for the 'landscape & townscape' objective.

Proposal H/12: Land r/o St Margaret's Way / Datchworth Turn

SA Objective	Land r/o St Margaret's Way / Datchworth Turn	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. x
2	Water quality/ quantity	No predicted effects. -
3	Flood risk	No predicted effects. -
4	Soils	This site is greenfield land, and development would result in soil sealing. x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, however it is within reasonable proximity to Leverstock Green Local Centre, a primary school and the Maylands and Breakspear Park employment areas so use of sustainable modes could be encouraged for some journeys. ✓
6	Climate change proof	No predicted effects. -
7	Air quality	The site is located at a distance from the town centre, however it is within reasonable proximity to Leverstock Green Local Centre, a primary school and the Maylands and Breakspear Park employment areas. This could decrease the need to travel to access some facilities, which could lead to beneficial effects in terms of reducing the growth of airborne emissions. ✓
8	Use of brownfield sites	Development of the site would result in the loss of greenfield land. x
9	Resource efficiency	No predicted effects. -
10	Historic & cultural assets	No predicted effects. -
11	Landscape & townscape	Development of this greenfield site could result in minor adverse effects on local landscape quality. Particularly in combination with the new housing development currently being constructed nearby. x
12	Health	Development of this site would result in the loss of open land which could currently be used for recreation. ?
13	Sustainable locations	The site is on the edge of a main settlement. It is close to some local facilities, including employment, however it is some distance from the town centre. ?
14	Equality & social exclusion	Development of this site would result in the loss of open land which could currently be used for recreation. x
15	Good quality housing	The proposal allows for 32 dwellings, which will be required to include a proportion of affordable housing. ✓

SA Objective		Land r/o St Margaret's Way / Datchworth Turn	
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The site's location close to the Maylands and Breakspear Park employment areas could allow people to live close to their work. The provision of additional housing should help support the local economy	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the local centre at Leverstock Green.	✓
Summary of Assessment		This proposed housing site is greenfield land, and therefore its development has been identified as having an adverse effect on a number of the environmental objectives, including those on 'biodiversity', 'soils', 'use of brownfield sites' and 'landscape & townscape'. The latter is particularly an issue in combination with the new housing that is currently constructed nearby. Development of this site would also result in the loss of open land, which is currently used for recreation, and this is identified as having adverse and uncertain effects for the 'equality and social exclusion' and 'health' objectives. The site is located at a distance from the town centre, however it is within reasonable proximity to Leverstock Green Local Centre, a primary school, and the Maylands and Breakspear Park employment areas so positive effects have been identified for greenhouse gas emissions and air quality due to potential reductions in the need to travel and resulting potential decreases in emissions. However, uncertain effects have been identified for the 'sustainable locations' objective, due to its location on the edge of a main settlement. The site's location close to the two employment areas could also allow people to live close to their work and the provision of additional housing should help support the local economy, both of which support the objective for 'fairer access to services'. Lastly, provision of housing at this site could support the vibrancy of the local centre at Leverstock Green.	

Proposal H/13: Former Martindale School Boxted Road

SA Objective		Former Martindale School Boxted Road	
1	Biodiversity	The site is previously developed land. However, part of the site is an old school playing field which may have some biodiversity value.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	Development on the former playing fields would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at some distance from the town centre. The site is however located on a bus	✓

SA Objective		Former Martindale School Boxted Road	
		route. It is also located in close proximity to a local centre (less than 1km) which could encourage use of sustainable modes to access some facilities.	
6	Climate change proof	No predicted effects.	-
7	Air quality	Although the site is located at some distance from the town centre which could encourage car use and therefore could increase airborne emissions from traffic, it is less than 1km from a local centre. In addition, the site is located on a bus route.	✓
8	Use of brownfield sites	The site is partly previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Whilst positive effects against this objective could result from redevelopment of the area covered by the school buildings, development of the open area of this site may result in minor adverse effects on the local townscape. Careful design and landscaping will be required to safeguard the amenity for the large number of properties that back onto this site.	?
12	Health	No predicted effects.	-
13	Sustainable locations	The site is located within a main settlement, however at a distance from the town centre. The site is less than 1km from of a local centre.	✓
14	Equality & social exclusion	Development of this site would result in the loss of a current vacant education site.	x
15	Good quality housing	The proposal allows for 50 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The provision of additional housing should help support the local economy	✓
20	Revitalise town centres	The site is less than 1km from a local centre and therefore its development could support the vibrancy of these facilities and services.	✓
Summary of Assessment		Development of this site would result in the loss of a current vacant education site, however the provision of housing supports the objectives 'fairer access to services' and 'revitalise town centres' as it should help to support the local economy. It also supports the objective 'good quality housing'. Positive effects have been identified for the 'greenhouse gas emissions' and 'air quality' objectives as although the site is located at a distance from the town centre, it is less than 1km from a local centre, and on a bus route, which could encourage use of sustainable modes of travel to access facilities and reduce the growth in emissions. The site is previously developed land. However, part of the site is an old school playing field which may have some biodiversity value and therefore uncertain effects have been identified for biodiversity. Development on the playing fields would also result in soil sealing. Whilst positive effects against the 'landscape & townscape' objective could result from redevelopment of the area covered by the school buildings, development of the open area of this site may result in minor adverse effects on the	

SA Objective	Former Martindale School Bosted Road
	local townscape, uncertain effects have therefore been identified for this objective overall. Careful design and landscaping will be required to safeguard the amenity for the large number of properties that back onto this site.

Proposal H/14: Frogmore Road

SA Objective	Frogmore Road		
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	The site is surrounded on three sides by the Grand Union Canal and the River Bulbourne. Development may affect these watercourses.	?
3	Flood risk	Part of the site is within flood zone 2. The site is surrounded on three sides by the Grand Union Canal and the River Bulbourne. The site will require a flood risk assessment.	?
4	Soils	The site is currently used for employment and may require remediation.	✓
5	Greenhouse gas emissions	The site is close to Apsley local centre and has good access to public transport which could decrease the need to travel and reduce the level of growth in ghg emissions. Maintaining and enhancing the footpath link across the site to the canal footbridge could also help to support this objective.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is close of Apsley local centre and has good access to public transport which could decrease the need to travel and reduce airborne emissions. Maintaining and enhancing the footpath link across the site to the canal footbridge could also help to support this objective.	✓
		The site is located close to both the Lawn Lane and London Road AQMAs, which could therefore be affected by its development.	x
8	Use of brownfield sites	The site is brownfield. The site is capable of supporting high density development.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	Lock Keeper's cottage to be retained. Building design and layout is required to respect the canal frontage.	✓
11	Landscape & townscape	Building design and layout is required to respect the canal frontage and therefore this could improve the townscape within the area, and along the watercourses.	✓
12	Health	Maintaining and enhancing the footpath link across the site to the canal footbridge supports this objective. There is a potential opportunity to improve the quality of the footpath alongside the canal.	✓
13	Sustainable locations	The site is within a main settlement, close to Apsley local centre.	✓
14	Equality & social exclusion	No predicted effects.	-

SA Objective		Frogmore Road	
15	Good quality housing	The proposal allows for 100-150 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site would result in a loss of employment land.	x
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Apsley local centre.	✓
Summary of Assessment		<p>This site is currently employment land, and therefore its development for housing, has been identified as having a negative effect on the 'sustainable prosperity & growth' objective. Providing 100-150 houses should however help to support the local economy, encourage provision of local services, and support the vibrancy of Apsley local centre. The site's location close to Apsley local centre has resulted in positive effects being identified for the 'sustainable locations' objective, as well as those for 'greenhouse gas emissions' and 'air quality'. The sites good access to local facilities and public transport, could decrease the need to travel and reduce the level of growth of emissions. Maintaining and enhancing the footpath link across the site to the canal footbridge could also help to further support these objectives, along with also supporting the 'health objective'. The site is located close to both the Lawn Lane and London Road AQMAs, which could therefore be affected by its development. The site is surrounded on three sides by the Grand Union Canal and the River Bulbourne and development may therefore affect these watercourses. In addition, part of the site is within flood zone 2 and a flood risk assessment will be required. Uncertain effects have been identified for the 'water quality/quantity' and 'flood risk' objectives as a result. The site is brownfield and capable of supporting high density development. The Lock Keeper's cottage is to be retained and building design and layout will be required to respect the canal frontage. Positive effects have therefore been identified for the 'historic & cultural assets' and 'landscape & townscape' objectives.</p>	

Berkhamsted

Proposal H/15: Former Police Station, c/o High Street/Kings Road

SA Objective		Former Police Station, c/o High Street/Kings Road	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is located in Berkhamsted town centre with good access to services and close to bus and rail services. Development of this site would therefore enable use of sustainable modes of travel.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is within Berkhamsted town centre, with good access to services and close to bus and rail services which could decrease the need to travel and reduce airborne emissions.	✓
8	Use of brownfield sites	The site is previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within a Conservation Area and close to Listed Buildings. It is in the " <i>Berkhamsted, medieval castle & town, prehistoric & Roman occupation</i> " Area of Archaeological Significance. The design will need to take account of these designations and could provide an opportunity to benefit them.	?
11	Landscape & townscape	The site's prominent location in the town centre means that its development provides an opportunity to improve the townscape.	?
12	Health	The site's location close to the town centre could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is within Berkhamsted town centre, close to local facilities.	✓
14	Equality & social exclusion	The site is within Berkhamsted town centre, close to local facilities.	✓
15	Good quality housing	The proposal allows for 15 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The town centre location of this site could allow people to live close to their workplace. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Development of this site within the town centre will help to supports its vibrancy.	✓
Summary of Assessment		This site's location within Berkhamsted town centre and close to local facilities has resulted in positive	

SA Objective	Former Police Station, c/o High Street/Kings Road
	effects being identified for a number of objectives, including 'greenhouse gas emissions', 'air quality', 'health', 'sustainable locations' and 'equality & social exclusion'. The town centre location could also allow people to live close to their work and support the vibrancy of the centre, resulting in positive effects being identified for the 'fairer access to services' and 'revitalise town centres' objectives. The site is previously developed land. Uncertain effects have been identified for a number of the environmental objectives. The site is within a Conservation Area, close to Listed Buildings and in an Area of Archaeological Significance and the design will need to take account of these designations and could provide an opportunity to benefit them. The site's prominent location in the town centre means that its development provides an opportunity to improve the townscape.

Proposal H/16: Berkhamsted Civic Centre and land to r/o High Street

SA Objective	Berkhamsted Civic Centre and land to r/o High Street		
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location in the town centre could encourage use sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6	Climate change proof	No predicted effects	-
7	Air quality	The site's location in the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within a Conservation Area. It is adjacent to Listed Building and in the " <i>Berkhamsted, medieval castle & town, prehistoric & Roman occupation</i> " Area of Archaeological Significance. Careful design could allow for the site's development to benefit these designations.	?
11	Landscape & townscape	Development of this site provides an opportunity to enhance the townscape.	?
12	Health	The site's location in the town centre could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located in the town centre of a main settlement.	✓
14	Equality & social exclusion	The site's location in the town centre should allow for easy access to local facilities.	✓
15	Good quality housing	The proposal allows for 16 dwellings, which will be required to include a proportion of affordable housing.	✓

SA Objective		Berkhamsted Civic Centre and land to r/o High Street	
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site will likely result in the rationalisation and reconfiguration of the Civic Centre and depot . The effects of this on this objective are uncertain.	?
19	Fairer access to services	The site's location in the town centre could allow local people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the town centre.	✓
Summary of Assessment		This site's location within Berkhamsted town centre and close to local facilities has resulted in positive effects being identified for a number of objectives, including 'greenhouse gas emissions', 'air quality', 'health', 'sustainable locations' and 'equality & social exclusion'. The town centre location could also allow people to live close to their work and support the vibrancy of the centre, resulting in positive effects being identified for the 'fairer access to services' and 'revitalise town centres' objectives. Development of this site will likely result in the rationalisation and reconfiguration of the Civic Centre and depot and uncertain effects have therefore been identified for 'sustainable prosperity & growth'. The site is brownfield land. The site is within a Conservation Area, adjacent to a Listed Building and in an Area of Archaeological Significance. Careful design could allow for the site's development to benefit these designations. In addition, development of this site provides an opportunity to enhance the townscape.	

Proposal H/17: High Street / Swing Gate Lane

SA Objective		High Street / Swing Gate Lane	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location in the town centre could encourage use sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6	Climate change proof	No predicted effects	-
7	Air quality	The site's location close to the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within a Conservation Area. It is close to Listed Buildings and in the "Berkhamsted,	?

SA Objective		High Street / Swing Gate Lane	
		<i>medieval castle & town, prehistoric & Roman occupation"</i> Area of Archaeological Significance. Careful design could allow for the site's development to benefit these designations..	
11	Landscape & townscape	Development of the site has the potential to improve the townscape in this area.	✓
12	Health	The site's location close to the town centre could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located close to the town centre of a main settlement.	✓
14	Equality & social exclusion	The site's location close to the town centre should allow for easy access to local facilities.	✓
15	Good quality housing	The proposal allows for 15 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects	-
17	Crime and fear of crime	No predicted effects	-
18	Sustainable prosperity & growth	Development of this site will result in the loss of some commercial land.	?
19	Fairer access to services	The site's location close to the town centre could allow local people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the town centre.	✓
Summary of Assessment		This site's location close to Berkhamsted town centre, near to local facilities has resulted in positive effects being identified for a number of objectives, including 'greenhouse gas emissions', 'air quality', 'health', 'sustainable locations' and 'equality & social exclusion'. The town centre location could also allow people to live close to their work and support the vibrancy of the centre, resulting in positive effects being identified for the 'fairer access to services' and 'revitalise town centres' objectives. Development of this site will result in the loss of some commercial land therefore uncertain effects have been identified for 'sustainable prosperity & growth'. The site is brownfield land. The site is within a Conservation Area, close to Listed Buildings and in an Area of Archaeological Significance and careful design could allow for the site's development to benefit these designations.. Development of the site has the potential to improve the townscape in this area and therefore positive effects have been identified for the 'landscape & townscape' objective.	

Tring

Proposal H/18: Miswell Lane

SA Objective		Miswell Lane	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site's location just less than 1.5km from Tring High Street could encourage use of sustainable modes of travel.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location less than 1.5 km from Tring High Street could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	Development of the site would result in the loss of greenfield land.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this greenfield site could result in minor adverse effects on landscape quality.	x
12	Health	The site's location close to Tring centre could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located within a main settlement, 1.5km from the town centre.	✓
14	Equality & social exclusion	The sites location within 1.5 km from the town centre should allow for easy access to local facilities.	✓
15	Good quality housing	The proposal allows for 24 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site for housing would result in the loss of a small site that is currently an unimplemented DBC Local Plan 1991-2011 Employment Proposal Site.	x
19	Fairer access to services	The site is located adjacent to a business estate and within 1.5km of the town centre. This could allow people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Tring town centre.	✓
Summary of Assessment		Development of this greenfield site has been identified as having negative effects on the 'biodiversity', 'soils', 'landscape & townscape' and 'use of brownfield sites' objectives. There would for example be loss of	

SA Objective	Miswell Lane
	or damage to some habitats and minor adverse effects on landscape quality. Positive effects have been identified for 'greenhouse gas emissions' and 'air quality' as the site's location, less than 1.5km from Tring High Street, could decrease the need to travel to access local facilities, thereby reducing growth in emissions. The site's location could also encourage use of active modes of travel having a positive effect on the health and wellbeing of residents. Positive effects have also been identified for 'sustainable locations' and 'equality & social exclusion' due to the location and ease of access to facilities on the High Street. Development of this site would result in the loss of a small currently unimplemented employment land area, with negative effects therefore being identified in relation to the 'sustainable prosperity & growth' objective. However, providing housing could support the vibrancy of the town centre and allow people to live near to their work (the site is located adjacent to a business estate) and support the local economy.

Proposal H/19: Western Road

SA Objective	Western Road		
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site's location less than 1km from Tring High Street and proximity to Miswell Lane/Western Road Local Centre could encourage use of sustainable modes of travel.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location less than 1km from Tring High Street and proximity to Miswell Lane/Western Road Local Centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	The site is previously developed land and suitable for high density development.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	The site's location less than 1km from Tring centre could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located within a main settlement, less than 1km from the town centre and close to Miswell Lane/Western Road Local Centre.	✓
14	Equality & social exclusion	The site's location within 1km from the town centre and close to Miswell Lane/Western Road Local	✓

SA Objective		Western Road	
		Centre should allow for easy access to local facilities.	
15	Good quality housing	The proposal allows for 25 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site would result in the loss of some employment land.	x
19	Fairer access to services	The site is located within 1km of the town centre. This could allow people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Tring town centre and the Miswell Lane/Western Road Local Centre.	✓
Summary of Assessment		Positive effects have been identified for several of the environmental, social and economic objectives. The site's location less than 1km from the High Street could reduce the need to travel, encourage use of sustainable modes of travel and therefore could have a positive effect by reducing greenhouse gas and airborne emissions. Its location is also positive in terms of the 'health', 'sustainable locations', 'equality & social exclusion' and 'fairer access to services' objectives, as it should allow for easy access to local facilities, could encourage use of active modes to access these facilities, and could allow people to live near their work. Provision of housing at this site also supports the 'good quality housing' objective and would support the vibrancy of the town centre. The site is previously developed and suitable for high density development, therefore supporting the 'use of brownfield sites' objective. Development of this site would result in the loss of some employment land and therefore negative effects have been identified for the 'sustainable prosperity & growth' objective.	

Proposal H/20: Depot land, Langdon Street

SA Objective		Depot land, Langdon Street	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is close to the town centre which could encourage use of sustainable modes of travel.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is close to the town centre which could decrease the need to travel to access facilities.	✓

SA Objective		Depot land, Langdon Street	
		This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	
8	Use of brownfield sites	The site is brownfield land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within a Conservation Area. Part of the site in the " <i>Medieval village of Tring</i> " Area of Archaeological Significance. The site is adjacent to a church. Careful design could allow for the development of this site to benefit these designations.	?
11	Landscape & townscape	Redevelopment of this site could improve the local townscape.	✓
12	Health	The site is close to the town centre which could encourage use active modes of travel to access facilities.	✓
13	Sustainable locations	The site is located within a main settlement, close to the town centre.	✓
14	Equality & social exclusion	The site is close to the town centre which should allow for easy access to local facilities.	✓
15	Good quality housing	The proposal allows for 10 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	The site is part of the Akeman Street General Employment Area and its development would result in a small loss of employment opportunities.	x
19	Fairer access to services	The site is close to the town centre which could allow people to live near to their work. The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Tring town centre. The small number of dwellings involved however means that any effects would be minor.	✓
Summary of Assessment		Development of this site for housing would result in the small loss of some employment land and therefore some employment opportunities. Negative effects have therefore been identified for the 'sustainable prosperity & growth' objective. However, the site is close to town centre which could allow people to live near to their work and the provision of additional housing should help support the local economy and the vibrancy of Tring town centre. The small number of dwellings involved however means that any effects would be minor. The site's location close to the town centre could reduce the need to travel and encourage use of sustainable modes of travel and as a result positive effects have been identified for the 'greenhouse gas emissions' and 'air quality' objectives. The site's location close to the town centre has also meant that positive effects have been identified for the 'health', 'sustainable locations' and 'equality and social exclusion' objectives, due to the ease of access to facilities and potential for use of active modes of transport to access these facilities. The site is brownfield land. The site is within a Conservation Area and part of the site in an Area of Archaeological Significance. The site is also adjacent to a church. Careful design could allow for the development of this site to benefit these designations.	

Kings Langley

Proposal H/21: Land adjacent to Coniston Road

SA Objective		Land adjacent to Coniston Road	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site's location close to Kings Langley Local Centre could encourage use of sustainable modes of travel.	✓
6	Climate change proof	No predicted effects.	-
7	Air quality	The site's location close to Kings Langley Local Centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8	Use of brownfield sites	The site is greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this greenfield site could result in minor adverse effects on landscape quality.	x
12	Health	Development would result in some loss of the amenity land provided by the field of which this site forms a part.	x
13	Sustainable locations	The site is located within a settlement, less than 1km from the local centre.	✓
14	Equality & social exclusion	The site's location less than 1km from the local centre should allow for easy access to local facilities. The site is close to a secondary school.	✓
15	Good quality housing	The proposal allows for 12 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	The provision of additional housing should help support the local economy.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of Kings Langley local centre.	✓
Summary of Assessment		Development of this site greenfield site could result in minor adverse effects on biodiversity, soils, and local landscape quality. Development would result also in some loss of the amenity land provided by the field of which this site forms a part and this has resulted in a negative effect being identified for the 'health' objective. The site's location relatively close to Kings Langley Local Centre could decrease the	

SA Objective	Land adjacent to Coniston Road
	need to travel, and encourage use of sustainable modes of travel. Positive effects have therefore been identified for the 'air quality' and 'greenhouse gas emissions' objectives. Being less than 1km from a local centre also allows easy access to facilities with subsequent positive effects on 'equality & social exclusion'. The site is also close to a secondary school. Positive effects have been identified for the economic objectives 'fairer access to services' and 'revitalise town centres' as the provision of additional housing should help support the local economy and could support the vibrancy of Kings Langley local centre.

Markyate

Proposal H/22: Hicks Road / High Street

SA Objective		Hicks Road / High Street	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	Part of site in within flood zones 2 and 3a. A flood risk assessment is therefore required.	?
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is located within the village, close to local facilities, which could encourage use of sustainable modes of transport. The village is however poorly served by public transport which could result in car use for accessing facilities and services outside of the village.	?
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is located within the village, close to local facilities, which could encourage walking and cycling. However, poor public transport connections in the village may result in car use, which could exacerbate existing congestion resulting in an increase in airborne emissions.	?
8	Use of brownfield sites	The site is previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The majority of the site is within a Conversation Area, although with careful design its re-development offers an opportunity to improve the quality of this area.	?
11	Landscape & townscape	Development of this site has the potential to improve the townscape.	✓
12	Health	No predicted effects.	-
13	Sustainable locations	The site is located within the village, close to local facilities.	✓
14	Equality & social exclusion	The site is located within the village, close to local facilities.	✓
15	Good quality housing	The proposal allows for 15 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-

SA Objective		Hicks Road / High Street	
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site would result in the loss of a small existing employment area.	x
19	Fairer access to services	The provision of additional housing should help support the local economy. However there will also be the small loss of provision of local jobs at the site.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the village centre.	✓
Summary of Assessment		Development of this site would result in the loss of a small employment area, with some loss of provision of local jobs and negative effects have therefore been identified for the 'sustainable prosperity & growth' objective. The provision of additional housing however should help support the local economy and vibrancy of the village centre. The site's location within the village and close to local facilities has resulted in positive effects for the 'sustainable locations' and 'equality & social exclusion' objectives. The village is however poorly served by public transport which could result in car use for accessing facilities and services outside of the village and exacerbate existing congestion and therefore uncertain effects have therefore been identified for 'greenhouse gas emissions' and 'air quality'. Part of site in within flood zones 2 and 3a and a flood risk assessment is therefore required. Uncertain effects have therefore been identified for 'flood risk'. Development of this site has the potential to improve the townscape. The majority of the site is within a Conversation Area, although with careful design its re-development offers an opportunity to improve the quality of this area, uncertain effects have been identified for the 'historic & cultural assets' objective.	

Proposal H/23: Watling Street (r/o Hicks Road / High Street)

SA Objective		Watling Street (r/o Hicks Road / High Street)	
1	Biodiversity	Development on the site may result in the loss of some trees.	?
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is located within the village, close to local facilities, which could encourage use of sustainable modes of transport. The village is however poorly served by public transport which could result in car use for accessing facilities and services outside of the village.	?
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is located within the village, close to local facilities, which could encourage walking and cycling. However, poor public transport connections in the village may result in car use, which could exacerbate existing congestion resulting in an increase in airborne emissions.	?

SA Objective		Watling Street (r/o Hicks Road / High Street)	
8	Use of brownfield sites	The site is brownfield.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	Development of this site could improve the quality of the local villagescape.	✓
12	Health	No predicted effects.	-
13	Sustainable locations	The site is located within the village, close to local facilities.	✓
14	Equality & social exclusion	The site is located within the village, close to local facilities.	✓
15	Good quality housing	The proposal allows for 10 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of the site would result in the loss of some remaining employment land.	x
19	Fairer access to services	The provision of additional housing should help support the local economy. However there will also be the loss of provision of local jobs at the site.	✓
20	Revitalise town centres	Provision of housing at this site could support the vibrancy of the village centre.	✓
Summary of Assessment		<p>This site has been assessed as having positive effects against most social objectives as the site is located within the village, close to local facilities and could improve the quality of the local villagescape. A proportion of affordable housing should be provided and the additional housing should also help the local economy and help support the vibrancy of the village centre. The effects of developing the site on the 'greenhouse gas emissions' and 'air quality' objectives are uncertain as although the site is close to local facilities and could encourage walking and cycling; there are poor public transport connections in the village which may result in car use, exacerbating congestion and increasing airborne emissions. The 'sustainable prosperity and growth' objective would be adversely affected by development of the site as this would result in the loss of some remaining employment land. There would also be the loss of provision of local jobs at the site.</p>	

Countryside

Proposal H/24: Garden Scene Nursery, Chapel Croft, Chipperfield

SA Objective		Garden Scene Nursery, Chapel Croft, Chipperfield	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	The site is located within the village centre, with reasonable access to the village's services and facilities, although these are limited in nature. There is limited public transport provision and so use of private cars to access services and facilities not available in the village will be required.	x
6	Climate change proof	No predicted effects.	-
7	Air quality	The site is located within the village centre, with reasonable access to the village's services and facilities, although these are limited in nature. Car use to access services and facilities could exacerbate air quality issues, where they exist, in trip destination areas.	?
8	Use of brownfield sites	The site is previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is partly within the Conservation Area, although its re-development offers an opportunity to improve the quality of this area.	?
11	Landscape & townscape	The site is within the Green Belt. Re-development offers an opportunity to improve the local villagescape.	?
12	Health	No predicted effects.	-
13	Sustainable locations	The site is not located within a main settlement, and although it is located close to the village's services and facilities these are limited in nature.	x
14	Equality & social exclusion	The existing local retail use is to be relocated within the site. In addition a community room is proposed to be provided as part of the development. Both will help to provide/retain local facilities.	✓
15	Good quality housing	The proposal allows for 12 dwellings, which will be required to include a proportion of affordable housing.	✓
16	Community identity & participation	A new community facility is proposed as part of the redevelopment of the site. This will help to support this objective.	✓
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	The closure of the garden centre will result in the loss of local employment opportunities, although some will be retained in the post office/shop.	x
19	Fairer access to services	The provision of additional housing should help support the local economy. However there will also	?

SA Objective		Garden Scene Nursery, Chapel Croft, Chipperfield	
		be the loss of provision of local jobs at the site.	
20	Revitalise town centres	Development of houses on this site could help to support the vibrancy of the village centre, although due to the small nature of the site the effects are likely to be minor.	✓
Summary of Assessment		<p>Developing the site would be likely to have adverse effects against the 'sustainable locations' objective as it is not located within a main settlement and although close to services and facilities in the village, these are limited in nature. In terms of the 'greenhouse gas emissions' objective, this could encourage private car use to access services and facilities not available in the village, leading to an increase in airborne emissions. The effect of this on 'air quality' is uncertain, however it is possible that the associated increase in car use could exacerbate existing air quality issues in trip destination areas. Although the site is previously developed land, it is located within the Green Belt and partly within a Conservation Area. The effects on this are uncertain however, re-development offers an opportunity to improve the quality of the area and the local village scape. The proposal of a new community room at the site is forecast to have a positive effect on the social objectives 'equality and social exclusion' and 'community identity & participation'. Additional housing, some of which will need to be affordable housing, could help to support the vibrancy of the village site, although the small nature of the site means that the effects are likely to be minor. The sustainable prosperity and growth objective will be adversely affected as the closure of the garden centre will result in the loss of local employment opportunities, although some will be retained in the post office and shop. This may also have an impact on the 'fairer access to services' objective, but the effects are unknown.</p>	

(b) Mixed Use Allocations

[See previous assessment tables.]

(c) Local Allocations

[For LA5 see previous assessment tables.]

PART 2. SITES PROPOSED FOR DEVELOPMENT TO BE DELIVERED FROM 2021 ONWARDS.

(a) Local Allocations

[For LA1, 2, 3, 4 and 6 see previous assessment tables.]

Meeting Community Needs

Policy SA10: Education Zones

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
1	Biodiversity	Additional development within the Education Zones may result in loss of greenfield land and there would therefore be loss or damage to some habitats. EZ/1 Nash Mills includes a section of the Grand Union Canal/River Gade wildlife site.	P	L	x	x	x
2	Water quality/ quantity	EZ/1 Nash Mills includes a section of the Grand Union Canal. Development of this site could affect this waterway.	P	L	?	?	?
3	Flood risk	EZ/1 Nash Mills is within Floodzones 2, 3a and 3b. Development of this site would require a flood risk assessment.	P	L	?	?	?
4	Soils	Development on greenfield land would result in soil sealing.	P	L	x	x	x
5	Greenhouse gas emissions	Additional development of these sites to provide further school places could allow local children an opportunity to attend schools closer to their home, thereby reducing the need to travel and reducing the level of growth in ghg emissions.	P	L	?	?	?
6	Climate change proof	No predicted effects.	-	-	-	-	-
7	Air quality	Additional development of these sites to provide further school places could reduce the need to travel to school and reduce airborne emissions.	P	L	?	?	?
8	Use of brownfield sites	Additional development within the Education Zones may result in loss of greenfield land which does not support this objective.	P	L	x	x	x
9	Resource efficiency	No predicted effects.	-	-	-	-	-
10	Historic & cultural assets	The majority of EZ/2 South East Berkhamsted is within the "Ashlyns Hall, Berkhamsted" Historic Park & Garden. EZ/3 North West Berkhamsted is within the "Berkhamsted, medieval castle & town, prehistoric & Roman occupation". These designations will need to be considered should these sites be further developed.	P	L	?	?	?
11	Landscape &	EZ/3 North West Berkhamsted is adjacent to an AONB and therefore additional	P	L	?	?	?

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In the short term	In the medium term	In the long term
	townscape	development within this zone could affect the special qualities of this designation. All three of the Education Zones are located within the Green Belt.					
12	Health	Additional development of these sites to provide further school places could reduce the distance needed to travel to school potentially allowing for use of active modes such as walking and cycling.	P	L	✓	✓	✓
13	Sustainable locations	The Education Zones are all located on the edge of settlements, however they currently include education uses.	P	L	?	?	?
14	Equality & social exclusion	Additional development of these sites to provide further school places supports this objective.	P	L	✓	✓	✓
15	Good quality housing	No predicted effects.	-	-	-	-	-
16	Community identity & participation	No predicted effects.	-	-	-	-	-
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-
18	Sustainable prosperity & growth	No predicted effects.	-	-	-	-	-
19	Fairer access to services	No predicted effects.	-	-	-	-	-
20	Revitalise town centres	No predicted effects.	-	-	-	-	-
Summary of Assessment		This policy is forecast to have positive effects on 'equality and social exclusion' with the provision of further school places for the local community. This could also have a positive effect on 'health', 'greenhouse gas emissions' and 'air quality' as it could reduce the distance needed to travel to school potentially allowing for use of active modes of travel such as walking and cycling, and reducing the levels of airborne emissions. Adverse effects have been forecast against the 'biodiversity' and 'soil' objectives as development may result in a loss of greenfield land and therefore loss and damage to some habitats and soil sealing. EZ/1 Nash Mills includes a section of the Grand Union Canal/River Gade wildlife site. There is potential for the policy to impact 'water quality/quantity' and 'flood risk' as the EZ/1 Nash Mills includes a section of the Grand Union Canal. Development could impact the waterway and					

SA Objective	Assessment of Effect					
	Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
				In the short term	In the medium term	In the long term
	would require a flood risk assessment. Development of EZ/3 North West Berkhamsted is identified as having an uncertain effect on 'landscape and townscape' as the site is located adjacent to an AONB and any development could affect the special qualities of this designation. As all three of the Education Zones are located within the Green Belt, this may negatively impact landscape quality. EZ/2 and EZ/3 are also within the "Ashlyns Hall, Berkhamsted" Historic Park & Garden, and the "Berkhamsted, medieval castle & town, prehistoric & Roman occupation". These designations need to be considered should these sites be further developed.					

Schedule of Social and Community Proposals and Sites

[NB. Proposal MU/1 and MU/2 for Hemel Hempstead and MU/6 for Berkhamsted have previously been assessed.]

Tring

Proposal C/1: Land West of Tring

[NB. This site is linked to sites LA5, E/1 and L/3.]

SA Objective	Land West of Tring
1 Biodiversity	Development of this site would involve the loss of some greenfield land, predominantly related to the proposed ancillary building, yard and car park, and there would therefore be loss or damage of some habitats. x
2 Water quality/ quantity	No predicted effects. -
3 Flood risk	No predicted effects. -
4 Soils	Development of this site would result in some soil sealing, related to the proposed ancillary building, yard and car park. x
5 Greenhouse gas emissions	No predicted effects. -
6 Climate change proof	No predicted effects. -

SA Objective		Land West of Tring	
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	Development of this site would involve the loss of some greenfield land.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	The site is located within the Chilterns AONB. The site will need to be well-landscaped and the ancillary building and car park well-designed to minimise any potential adverse effects on this designation.	x
12	Health	No predicted effects.	-
13	Sustainable locations	The site is adjacent to new housing development; however it is on the edge of Tring.	x
14	Equality & social exclusion	The proposed use of this site, as a detached extension to Tring Cemetery, supports this objective.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	The proposed use of this site, as a detached extension to Tring Cemetery, supports this objective.	✓
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development at this site is forecast to have adverse effects against the environmental objectives 'biodiversity' and 'soils' as it would involve the loss of some greenfield land and therefore loss and damage to habitats. It would also result in some soil sealing. The landscape could also be adversely affected due to the site location within the Chilterns AONB. The site will need to be well-landscaped and the ancillary building and car park well-designed to minimise any potential adverse effects on this designation. As the site is on the edge of Tring, this is a negative for the 'sustainable locations' objective, although the site is adjacent to a new housing development. The proposed use of this site, as a detached extension to Tring Cemetery supports the 'equality and social exclusion' and 'community identity and participation' objectives.	

Countryside

Proposal C/2: Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden

SA Objective		Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden	
1	Biodiversity	Close to St Margaret's Copse Wildlife Site, however as no intensification of use or expansion into the rural parts of the site is proposed no effects are predicted.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	This proposal involves replacing existing buildings, on the same built footprint, thereby making use of previously developed land.	✓
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is close to Listed Buildings and the re-development will need to take this into account when designing the replacement buildings.	?
11	Landscape & townscape	The site is within the Chilterns AONB. Existing landscaping is to be retained and as appropriate enhanced. The design, layout and size of the redevelopment will need to take this into account to ensure that adverse effects on this designation are minimised.	?
12	Health	No predicted effects.	-
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	No predicted effects.	-
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	The continued use and modernisation of this site for Monastic purposes supports this objective.	✓
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Positive effects have been forecast against the 'use of brownfield sites' and 'community identity and participation' objectives as development at this site involves replacing existing buildings on the same built footprint and continued use and modernisation of the site for Monastic purposes. The site is close to Listed Buildings, therefore re-development will need to take this into account when designing the replacement buildings. The site's location within the Chilterns AONB will also need to be taken into account in the	

SA Objective	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden
	design, layout and size of the redevelopment to ensure that adverse effects on this designation and the landscape are minimised. The site is close to St Margaret's Copse Wildlife Site, however as no intensification of use or expansion into the rural parts of the site is proposed no effects against the 'biodiversity' objective are predicted.

Schedule of Leisure Proposals and Sites

Hemel Hempstead

Proposal L/1: Market Square and Bus Station, Marlowes / Waterhouse Street

SA Objective	Market Square and Bus Station, Marlowes / Waterhouse Street	
1 Biodiversity	No predicted effects.	-
2 Water quality/ quantity	Development at this site close to the River Gade may have an adverse effect on its water quality and this will need to be closely controlled and monitored.	?
3 Flood risk	The site is adjacent to Floodzone 2 and 3a and would probably require a flood risk assessment.	?
4 Soils	No predicted effects.	-
5 Greenhouse gas emissions	The site's location in the town centre could encourage use sustainable modes of travel to access facilities. This could decrease the growth in ghg emissions.	✓
6 Climate change proof	No predicted effects.	-
7 Air quality	The site's location in the town centre could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth of airborne emissions.	✓
8 Use of brownfield sites	The site is brownfield.	✓
9 Resource efficiency	No predicted effects.	-
10 Historic & cultural assets	The site is located close to the Water Gardens Historic Park and Garden and therefore its development could affect this designation. Careful design will be needed to mitigate any adverse effects.	?
11 Landscape & townscape	Redeveloping this site could improve the local townscape.	✓
12 Health	The site's location in the town centre could encourage use active modes of travel to access facilities.	✓
13 Sustainable locations	Providing a mix of uses in this central location supports this objective.	✓
14 Equality & social exclusion	Providing a mix of uses, including leisure, food, residential and offices supports this objective.	✓
15 Good quality housing	This proposal allows for residential dwellings, which would be required to include a proportion of affordable housing.	?
16 Community identity &	No predicted effects.	-

SA Objective		Market Square and Bus Station, Marlowes / Waterhouse Street	
	participation		
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	Development of this site for mixed uses supports this objective.	✓
19	Fairer access to services	The site's location in the town centre could allow local people to live near to their work.	✓
20	Revitalise town centres	Provision of mixed uses at this site, including leisure, food, residential and offices should help to support the vibrancy of the town centre.	✓
Summary of Assessment		Development at this site is forecast to have a positive effect on the majority of social objectives as the site would be providing a mix of uses, including leisure, food, residential and offices in a central location. This could also reduce the need to travel and encourage the use of more active modes of transport such as walking and cycling to access facilities. This could promote better health and reduced greenhouse gas emissions. The location of the site close to the River Gade means there could potentially be adverse effects on water quality and flood risk which will need to be monitored and assessed. The site is also located close to the Water Gardens Historic Park and Garden and therefore its development could affect this designation. Careful design will be needed to mitigate any adverse effects.	

[NB. Proposal MU/1 and MU/5 for Hemel Hempstead have previously been assessed.]

Berkhamsted

Proposal L/2: Durrants Lane / Shootersway, Berkhamsted

[NB. This site is linked to MU/6.]

SA Objective		Durrants Lane / Shootersway, Berkhamsted	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	No predicted effects.	-
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	The site is within the "Woodcock Hill, Berkhamsted" Historic Park and Garden, however providing	?

SA Objective		Durrants Lane / Shootersway, Berkhamsted	
		for new formal and informal playing fields should not adversely affect this designation	
11	Landscape & townscape	The site is within the Green Belt. The development will provide green infrastructure.	✓
12	Health	Development of this site supports this objective by providing formal and informal playing fields.	✓
13	Sustainable locations	The site is close to existing and potential future housing sites.	✓
14	Equality & social exclusion	Development of this site supports this objective by providing formal and informal playing fields.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Positive effects have been forecast against the social objectives 'health' and 'equality and social exclusion' as the development would provide formal and informal playing fields that can be accessed by the local community for recreational activities. The site is close to existing and potential future housing sites which supports the 'sustainable locations' objective and the provision of green infrastructure should have a positive effect on the landscape and townscape although the site is within the Green Belt. Although the site is within the "Woodcock Hill, Berkhamsted" Historic Park and Garden, the type of development planned should not adversely affect this designation.	

[NB. Proposal MU/6 for Berkhamsted has previously been assessed.]

Tring

Proposal L/3: Land west of Local Allocation LA5: Icknield Way

[NB. This site is linked to sites LA5, E/1 and C/1.]

SA Objective		Land west of Local Allocation LA5: Icknield Way	
1	Biodiversity	Providing new native tree planting and wildlife habitats, along with retaining and enhancing hedgerows and tree belts, supports this objective.	✓
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-

SA Objective		Land west of Local Allocation LA5: Icknield Way	
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	No predicted effects.	-
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	This site is partially within the Chilterns AONB, however providing for new public open space should not adversely affect this designation. The development will provide green infrastructure.	✓
12	Health	Development of this site supports this objective by providing public open space for recreation. It may also provide sports pitches. It will also allow for the provision of an east-west footpath/cycleway from the new development area to the A41 roundabout.	✓
13	Sustainable locations	The site is adjacent to new housing development; however it is on the edge of Tring.	✗
14	Equality & social exclusion	Development of this site supports this objective by providing public open space for recreation.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		Development at this site has been forecast to have positive effects against the 'biodiversity', 'landscape and townscape', 'health' and 'equality social exclusion' objectives. The development should provide public open space for recreation and it may also provide sports pitches. This should not adversely affect the Chilterns AONB designation which the site is located within and providing new native tree planting and wildlife habitats, along with retaining and enhancing hedgerows and tree belts should enhance the biodiversity at the site. The site will provide green infrastructure and will also allow for the provision of an east-west footpath/cycleway from the new development area to the A41 roundabout. This site could have an adverse effect on the 'sustainable locations' objective as although the site is adjacent to new housing development, it is on the edge of Tring.	