

Appendix 6: Detailed Assessment Matrix

Assessment Key:

Significance:

Symbol	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
0	Neutral – Option is unlikely to impact on the SA/SEA objective
?	Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective
-	Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective
--	Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective

Timescale:

Symbol	Meaning	Comment
ST	Short Term	0-10 years
MT	Medium Term	10-20 years
LT	Long Term	After life of plan

Likelihood:

Symbol	Meaning	Comment
H	High	High risk of occurrence
M	Medium	Medium risk of occurrence
L	Low	Low risk of occurrence

Scale:

Symbol	Meaning	Comment
L	Local	Impact within Three Rivers
R	Regional	Impact on The East of England or neighbouring authorities
N	National/ Supra-national	UK or global impact

Permanence:

Symbol	Meaning	Comment
P	Permanent	Irreversible effect
T	Temporary	Transient or reversible effect

Type:

Symbol	Meaning	Comment
C	Cumulative	On its own the policy option does not have significant effect, but when combined with other policies may have significant impact
Sy	Synergistic	Synergistic effects occur when policies interact to produce a total effect greater than effect of an individual policy e.g., interaction between habitats and humans when habitats reach their capacity
S	Secondary	Indirect effects that is not a direct result of the policies, however effects may occur through complex pathways

Assessment template

Preferred Spatial Vision

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation
Biodiversity	+	L T	M	L	T	Protecting the Green Belt will help conserve Green Belt associated biodiversity. Enhancing the environment will also have biodiversity benefits.	
Water quality	+	M T	M	L	T	Enhancement of the environment may include maintaining and improving the quality of water resources.	Future spatial visions should continue supporting environmental enhancements to ensure long term, permanent positive impact
Flood risk	+	M T	M	R	P	At a strategic level, the vision is likely to provide positive direction to address flood risk issues within and around the district	
Soils	+	L T	M	L	T	Spatial vision objective prioritises PDL efficiency, therefore conserving top soil. Given this strategy is for 2021, definitive short and medium term effects are envisaged and it is likely to have long term positive benefits.	
CO ₂ emissions	+	L T	M	N	P	Vision objectives uphold resource and energy efficiency, as well as promote renewable energy- all leading to reduced fossil fuel emissions, considered a positive. Integrated transport systems are likely to reduce CO ₂ emissions	
'Climate change proof'	+	L T	M	L	T	Vision aims for sustainable development and matches economic growth with residential growth. A sustainable transport system will also help progress this SA objective.	
Air quality	+	L T	M	R	T	Balancing provision of homes and jobs reduces the need to travel outside of district. A sustainable transport system will also help progress this SA objective	
Use of brownfield land	+	M T	M	L	P	Spatial vision supports PDL use	
Resource efficiency	+	L T	M	N	P	Vision objectives uphold resource and energy efficiency, as well as promote renewable energy	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	L T	M	L	T	Maintaining the Green Belt will help to preserve the landscape and local distinctiveness.	
Health	+	M	M	R	T	Part of the vision is to achieve a prosperous, safe and healthy environment. Safeguarding the green	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation
	+	T				belt and promoting sustainable transport will also progress this SA objective.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Balancing provision of homes and jobs and promoting sustainable transport will significantly progress this SA objective.	
Equity & social exclusion	+	M T	M	L	T	The vision aims to achieve good services and facilities for all	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Part of the vision is to achieve a safe environment, which should allow for the 'designing-out' of crime. The overall vision should also create a balanced, sustainable community.	
Sustainable prosperity & growth	+	M T	M	L	T	The overall impact of the vision should help achieve sustainable prosperity and growth.	
Revitalise town centres	+	M T	M	L	T	Improvements to services and facilities, securing a balanced provision between homes and jobs and promoting sustainable transport will all help to revitalise town centres.	

Spatial Strategy

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/mitigation
Biodiversity	?	M T	H	L	P	Alteration to green belt in the medium term may cause harmful impacts on the wildlife associated with that land (particularly at South Oxhey) However synergistic effect between this policy and DC2 may limit the loss (unless compensatory provision is opted for). Although no major short term impact is identified, medium term effect against this objective is unclear	
Water quality	?	M T	M	R	P	Urban extensions in the medium term near Abbots Langley, South Oxhey, Carpenders Park and King's Langley are likely to add pressure to existing water resources. While synergistic positive effect is likely with DC9 potential demand-supply gap is unknown at this stage. Therefore uncertain impact. With further information on actual demand and supply forecast in future stages, this uncertainty may be reduced.	
Flood risk	?					Some parts of the proposed housing and employment sites are at a risk of flooding. While synergistic effect is likely with DC9, strategy should explicitly link to core policies and development policies	Explicit reference to flood risk policies may change uncertain score to positive
Soils	+	M T	H	L	P	Infilling existing development will lead to potential remediation of contaminated sites that come forward for development. This will have significant effect in addressing soil pollution issue. However alteration to green belt to accommodate housing in the identified strategic locations (Map 3 of the CS) may result in loss of top soil, thus weakening significant positive effect to only mild positive.	
CO ₂ emissions	+	S T	M	L	T	By intensifying development, the strategy will limit urban sprawl, thus potentially reducing travel distances (leisure, shopping and to an extent work related travel). Transport improvements (map 7 of CS) are likely to support this strategy in the short term. Whilst this positive effect may stay in the short term, development in the urban extensions may increase dependency on private cars. This is likely as no reference to strengthening public transport linkages, particularly for South Oxhey and South of Abbots Langley to Watford Junction, for example (refer Map 7: Transport of the CS). Therefore although positive impact is likely in the short term, uncertainty over air quality implication in the medium term prevails.	
	?	M T					
'Climate change proof'	?					Strategy does not make or indicate any reference to climate change adaptability.	Consider linking strategy to DC 10, DC11 and DC12, in particular

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation
Air quality	+	S T	M	M	T	Development intensification, combined with transport improvements (Map 7 of the CS) is likely to improve or maintain existing air quality in the short term. However proposals along edge of settlements may add to traffic, in the absence of appropriate support from public transport (for example south of Abbots Langley) therefore deteriorate air quality in the medium term. Therefore although positive impact is likely in the short term, uncertainty over air quality implication in the medium term prevails.	
	?						
Use of brownfield land	++	S T	H	R	P	Infilling existing developments and use of PDL is prioritised by this policy supporting this objective	
Resource efficiency	0					Although strategy is likely to affect resources, this policy is high level to discuss any detail. Therefore no relation. However it is acknowledged that core policies and development policies of the CS address these issues	
Historic & cultural assets	?					Site intensification in the short term and longer term edge of existing settlements development may affect any historic assets such as conservation areas/ historic buildings (for example in Abbots Langley).	Linking this strategy to DC 13 (Historic Built Environment) is likely to address this issue, an explicit reference to this policy will reduce this uncertainty.
Landscape and townscape	?					Effect of green belt alteration and appearance of new development (housing and employment) in relation to landscape, in the short and medium term is unknown.	Linking this strategy to DC3 (Landscape character) is likely to reduce this uncertainty
Health	+	S T	M	L	T	Development intensification and accessibility improvements (map 7: Transport) are likely to use existing health infrastructure, thus limiting access to health issue. Additionally air quality improvement is likely in the short term; however access to health services, open spaces from long term edge of settlement development is unknown at this stage.	
	?	M T					
Sustainable development patterns & accessibility	+	M T	M	L	T	The CS strives to limit urban sprawl and maximise intensification opportunity, thus increasing efficiency of existing land capacity and promoting compact form. Although edge of settlement development is proposed for the medium to long term, the strategy does not indicate sites remote to existing settlements, thereby potentially enabling access to services for the future development. However it is noted that	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation
						proposed strategic housing south of Abbots Langley appears to be away from existing town and localised negative effect may be observed for this area against this objective.	
Equality & social exclusion	0					Although strategy is linked to social inclusion and equality, this policy is high level to discuss any detail. Therefore no relation. However it is acknowledged that core policies and development policies of the CS address these issues, particularly CP2 (Housing Supply) and CP4 (Affordable Housing)	
Good quality housing	0					Same comment as Equality and social exclusion objective	
Community identity & participation	0					No direct relation against this objective	
Crime	0					No direct relation against this objective	
Sustainable prosperity & growth	+	L T	M	L & R	P	Short term intensification of existing settlement is likely to make efficient use of existing amenities and of land. Releasing unviable employment sites to mixed use will help progress housing and retail units. Strategic employment sites proposed within these settlements such as Carpenders Park, Maple Cross, Rickmansworth, Kings Langley and Abbots Langley is likely to attract potential employers, progressing growth. Although not desirable under some environmental objectives, edge of settlement development is likely to address housing and mixed use requirement of regional and national policies.	Spatial development should be supported by appropriate transport, design, infrastructure and amenities. Therefore consider linking this strategy explicitly to core policies and development policies.
Revitalise town centres	+	S T	M	L	T	Development intensification, particularly for housing and commercial use is likely to increase town centre activity, provided the centre meets needs of its users. The strategy is high level therefore details such as design guidance should be linked to the strategy in order to create attractive spaces for inward investments	

Place-shaping Policies

PSP1: Development in the principal town

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	MT	M	L	P	Policy aims to preserve or enhance biodiversity surrounding the town. It aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	Policy approach towards treating established species in brownfield sites in unclear, and should be addressed
Water quality	+	MT	M	R	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on water quality	
Flood risk	?	MT	M	R	T	Parts of Rickmansworth are under risk of flooding. Proposed future development may lead to internal flooding in the absence of appropriate flood risk policies and action. As the approach to flood risk management is unknown at this stage, score is uncertain	Consider making reference to the SFRA and link to CS flood risk policy CS (DC9)
Soils	+	MT	M	L	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on soils	
CO ₂ emissions	+	MT	M	N	P	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise CO ₂ emissions. Integration of services will have a positive impact on air quality and help reduce emissions. Although positive the CS does not specify means to discourage private transport, so falls short of a very positive score	Consider strengthening the policy with reference to measures to increase public transport patronage (e.g., behavioural change incentives) and to discourage private transport
'Climate change proof'	?	MT	M	R	T	Uncertain impacts related to flood risk, extreme climate events	
Air quality	+	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise air pollution levels.	Consider strengthening public transport patronage and discourage private transport
Use of brownfield land	++	MT	H	L	P	Policy promotes use of brownfield land within the urban area.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Resource efficiency	+	MT	H	L	T	Policy promotes use of brownfield land within the urban area.	
Historic & cultural assets	++	MT	M	L	T	Policy aims to preserve or enhance the historic character of Rickmansworth. It also aims to improve the vitality of the centre, possibly improving the viability of facilities such as the Three Rivers Museum.	
Landscape and townscape	+	MT	M	L	P	Policy promotes use of brownfield land within the urban area. It advocates preservation and enhancement of landscape in the River Chess Valley and River Colne Valley.	Consider extending preservation and enhancement feature to all areas of landscape value in Principal towns
Health	+	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise air pollution levels. It will also indirectly promote walking and cycling as a healthy alternative to driving.	Success of this policy depends on behavioural shift from private to sustainable transport
Sustainable development patterns & accessibility	++	MT	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility.	
Equity & social exclusion	++	MT	H	L	T	Promoting a range of town centre uses including housing, employment, shopping, leisure and community uses will help to improve access to housing and services. Improvements to public transport will also enable greater accessibility.	
Good quality housing	?	MT	M	L	T	This policy does not explicitly address the nature of housing – this is covered in policy DC8 (Residential design).	Cumulative positive effect is possible with DC8
Community identity & participation	?	MT	M	L	T	This policy does not explicitly address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Cumulative positive effect is possible with CP5
Crime	?	MT	M	L	T	Crime related issues are not addressed in this policy.	
Sustainable prosperity & growth	+	MT	M	L	T	Maintaining the retail core of the town centre and existing employment floorspace, together with improvements to public transport, should help progress this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Revitalise town centres	++	MT	M	L	T	The policy aims to maintain and enhance the vitality and viability of the town centre by promoting a range of town centre uses including housing, employment, shopping, leisure and community uses. It also aims to maintain the retail core of the centre. The policy therefore significantly progresses this SA objective.	

PSP 2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	MT	M	L	P	Policy aims to preserve or enhance biodiversity. It aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	
Water quality	+	LT	M	R	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on water quality	
Flood risk	?	LT	M	R	T	Uncertain impacts related to flood risk	Consider making reference to the SFRA and link to CS flood risk policy CS (DC9)
Soils	+	LT	M	L	T	Policy aims to maximise PDL and limit Greenfield site, preserving top soils. By preserving the natural landscape and biodiversity there may be indirect positive impacts on soils.	Consider policy to uphold preservation of green field sites, particularly to meet the medium term goals e.g., future development to undergo strict site search criteria to ensure PDL and all brown field sites have been thoroughly searched
CO ₂ emissions	+	LT	M	N	P	Policy aims to improve public transport (bus services and strategic cycle route) which should help reduce or stabilise CO ₂ emissions. Improve connectivity in the district needs to be focused on public transport connections rather than private.	Consider policies to discourage private transport and to increase public transport patronage
'Climate change proof'	?	LT	M	R	T	Uncertain impacts related to flood risk, extreme climate events	
Air quality	+	MT	H	R	T	Policy aims to improve public transport (bus services and strategic cycle route) which should help reduce or stabilise air pollution levels. Improved connectivity in the district needs to be focused on public transport connections rather than private.	Consider policies to discourage private transport and to increase public transport patronage
Use of brownfield land	++	LT	H	L	P	Policy promotes use of brownfield land within the urban area.	
Resource	+	MT	H	L	T	Policy promotes use of brownfield land within the urban area.	Consider material efficiency

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
efficiency							policies such as waste hierarchy and sustainable construction
Historic & cultural assets	++	LT	M	L	T	Policy aims to preserve or enhance the historic cores of Abbots Langley, Croxley Green and Chorleywood	
Landscape and townscape	+	MT	M	L	P	Policy supports protection and enhancement of local distinctiveness of the centres. Policy promotes use of brownfield land within the urban area.	
Health	++	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Croxley and Chorleywood stations) which should help reduce or stabilise air pollution levels and improve accessibility to health centres. It will also indirectly promote walking and cycling as a healthy alternative to driving. Due to synergistic and secondary positive effects observed due to interaction of various aspects of this policy and due to interface with policy CP8 (Transport), significant positive effect score assigned.	
Sustainable development patterns & accessibility	++	MT	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility and encourage compact development form.	
Equity & social exclusion	+	MT	H	L	T	Improvements to public transport will enable greater accessibility. Reducing the oversupply of office provision at Leavesden Park and improving access and provision of various services, e.g. parks and nature reserves will all improve equity in the district. 45% affordable housing provision will ensure people with lower income are not excluded from housing provision	Policy does not discuss access for disabled in public, commercial, community and residential buildings as well as in public amenity areas
Good quality housing	?	MT	M	L	T	This policy does not explicitly address the nature of housing – this is covered in policy DC8 (Residential design).	Cumulative positive effect is possible with DC8
Community identity & participation	?	MT	M	L	T	This policy does not explicitly address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Cumulative positive effect is possible with CP5
Crime	?	MT	M	L	T	Crime related issues are not explicitly addressed in this policy.	
Sustainable	+	MT	M	L	T	Promoting a modest expansion of the retail floor space and employment provision in the key centres,	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
prosperity & growth						together with improvements to public transport, should help progress this SA objective. The policy encourages appropriate employment area development combined with mixed use, which will enhance vibrancy in the centres.	
Revitalise town centres	+	MT	M	L	T	The policy should improve the viability of the town centres by maintaining and enhancing primary and secondary shopping frontages. It also aims for a modest expansion of the retail floor space of the centres and employment provision. The policy therefore progresses this SA objective.	Ensuring provision of basic retail facilities, as mentioned in the policy is positive. Encourage provision of complementary services between key centres and secondary centres, to limit competing retail development.

PSP 3 Preferred Policy Approach – Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	L T	M	L	T	Prioritising PDL will help to conserve Greenfield biodiversity. Policy also aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	Synergistic positive effects is observed with air quality and health
Water quality	+	L T	M	R	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on water quality	
Flood risk	?	L T	M	R	P	Parts of Secondary Centres may be at risk of flooding. PSP3 approach to addressing this issue is not clear, however DC9 addresses Flood risk.	Consider making reference to the SFRA and link to CS flood risk policy CS (DC9)
Soils	+	L T	M	L	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on soils	
CO ₂ emissions	+	L T	M	N	P	Policy aims to improve public transport (bus services and cycle facilities at stations) which should help reduce or stabilise CO ₂ emissions. An integrated approach to transport in the district needs to be focused on public transport connections rather than private.	
'Climate change proof'	?	L T	M	R	P	Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is unclear	
Air quality	+	M T	H	R	T	Policy aims to improve public transport (bus services and cycle facilities at stations) which should help reduce or stabilise air pollution levels. An integrated approach to transport in the district needs to be focused on public transport connections rather than private.	
Use of brownfield land	+	L T	H	L	P	Policy promotes use of brownfield land within the urban area.	
Resource efficiency	+	M T	H	L	T	Policy promotes use of brownfield land within the urban area.	
Historic & cultural assets	+	L T	M	L	T	Policy aims to preserve or enhance the historic cores of Eastbury and Moor Park	
Landscape and townscape	+	M T	M	L	T	Policy will preserve and enhance local distinctiveness. Policy promotes use of brownfield land within the urban area.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Health	+	M T	H	R	T	Policy aims to improve public transport (bus services and cycle facilities at Kings Langley, Moor Park and Carpenders Park stations) which should help reduce or stabilise air pollution levels. It will also indirectly promote walking and cycling as a healthy alternative to driving. Developing a play area for the Moor Park, Eastbury and Northwood areas will also help progress this SA objective. Synergistic significant positive effect is likely from transport and access improvements and with development of play areas	
Sustainable development patterns & accessibility	+	M T	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility.	
Equity & social exclusion	+	M T	H	L	T	Improvements to public transport will enable greater accessibility. Improving access and provision of various services through public transport improvements will improve equity in the district. Promoting development, infrastructure and services to help tackle deprivation affecting Maple Cross and Carpenders Park will also improve social equality.	Make reference to Affordable Housing Policy (CP4)
Good quality housing	?	M T	M	L	T	This policy does not address the nature of housing – this is covered in policy DC8 (Residential design).	Make reference to DC8
Community identity & participation	?	M T	M	L	T	This policy does not address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Make reference to CP5
Crime	+	M T	M	L	T	Promoting development, infrastructure and services to help tackle deprivation affecting Maple Cross and Carpenders Park will improve social equity and possibly reduce crime. Mixed use developments are likely to ensure movement of people for long hours during the day thereby limiting anti-social elements congregation.	Attempt to integrate Secured by Design ¹ concept in new and regeneration projects.
Sustainable prosperity & growth	+	M T	M	L	T	Maintaining or enhancing employment provision in the secondary centres, together with improvements to public transport, should help progress this SA objective.	
Revitalise town centres	+	M T	M	L	T	The policy should improve the viability of key high street (if not Town Centre) by maintaining and enhancing the provision of local shops. It also aims to maintain or enhance employment provision in the secondary centres. The policy therefore progresses this SA objective.	

¹ See www.securedbydesign.com

PSP 4 Preferred Policy Approach- Development in villages (Bedmond, Sarratt)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	L T	M	L	T	Controlling development in the villages to protect wildlife and the Green Belt will help to conserve biodiversity. Improvements at Frogmore Meadow SSSI could also help progress this SA objective (providing there are no recreational impacts from possible increase in visitors). Policy also aims to improve bus services, which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	Synergistic and secondary positive effects observed this objective with transport and air quality.
Water quality	?	-	-	-	-	By preserving the land around villages and its associated wildlife there may be indirect positive impacts on water quality; however no specific reference to enhancement of water sources are found within the policy. For this reason, the actual impact is uncertain	Make reference to water quality preservation/enhancement, particularly with reference to future development
Flood risk	?	-	-	-	-	Uncertain impacts related to flood risk	
Soils	+	L T	M	L	T	By preserving the land around villages and its associated wildlife there may be indirect positive impacts on soils	
CO ₂ emissions	?	L T	M	N	P	Policy aims to improve village bus services, which should help reduce or stabilise CO ₂ emissions. However, increased development in Bedmond and Sarratt may increase the amount of people that need to travel by car to the larger centres of the district, e.g. commuters.	Address potential increase in leisure or work related car travel issue through increased public transport. In addition to emissions, this aspect is relevant to mobility among poor and/or the aged.
'Climate change proof'	?	M T	M	R	T	Uncertain impacts related to flood risk, extreme climate events	Although policy DC9 relates to flood risk, wording on flooding in PSP4, and reference to SFRA are recommended
Air quality	?	M T	H	R	T	Policy aims to improve village bus services, which should help reduce air pollution. However, increased development in Bedmond and Sarratt may increase the amount of people that need to	Address potential increase in leisure or work related car travel

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
						travel by car to the larger centres of the district, e.g. commuters.	issue through increased public transport. In addition to emissions, this aspect is relevant to mobility among poor and/or the aged.
Use of brownfield land	?	L T	H	L	P	No wording in policy about using PDL, though development will be strictly controlled.	Explicitly state prioritisation of development on PDL
Resource efficiency	?	M T	H	L	T	No wording in policy about using PDL, sustainable construction or other resource efficient development practice	See above. Consider incorporating sustainable construction methods for new development, through policy wording
Historic & cultural assets	+	L T	M	L	T	Policy aims to protect the character and heritage of the villages and the environment surrounding them.	
Landscape and townscape	+	M T	M	L	T	Policy aims to protect the character and landscape of the villages and the environment surrounding them. It also aims to protect the openness of the Green Belt	
Health	+	M T	H	L	T	Creating a play area in Sarratt and extending provision at Bedmond Sports and Social Club site should help to progress this SA objective.	Consider linking cycling/walking routes with green infrastructure sites, which is likely to have a positive impact on healthy lifestyle
Sustainable development patterns & accessibility	?	M T	H	L	T	Although traffic management and accessibility improvements may help to achieve greater accessibility overall, and the viability of services will be maintained, increased development in Bedmond and Sarratt may increase the amount of people that need to travel by car to the larger centres of the district, e.g. commuters.	Consider promoting sustainable transport modes and opportunities for sustainable transport (such as green routes)
Equity & social exclusion	+	M T	H	L	T	Using a Rural Exception Site Policy approach to affordable housing should help to achieve greater equity. CP4 on Affordable Housing makes particular reference to Bedmond and Sarratt to address housing issues, a positive against this objective	
Good quality housing	?	M	M	L	T	This policy does not address the nature of housing – this is covered in policy DC8 (Residential	Consider explicit reference to

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				design).	DC8
Community identity & participation	?	M T	M	L	T	This policy does not address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Consider explicit reference to CP5
Crime	?	M T	M	L	T	Policy does not directly address issues of crime but aims for improving community viability which may have indirect benefits in reducing crime.	
Sustainable prosperity & growth	+	M T	M	L	T	Policy approach aims to maintain the viability of village shops and post offices, rural petrol stations, village and church halls, rural public houses and bus services. Although self-sustaining, the villages will require good access options (in addition to cars). Strengthening accessibility between the villages and key centres is therefore essential. It will also encourage residents at Bedmond to shop within the district (Abbots Langley) than losing out retail revenue to neighbouring districts.	
Revitalise town centres	+	M T	M	L	T	Small-scale development in the villages will help maintain viability of main village street	

CP1– Overarching policy on sustainable development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	++	LT	M	R	T	Protecting the natural environment, using PDL and reducing all forms of pollution should have indirect positive impacts on biodiversity. The policy also aims to improve the diversity of wildlife and habitats.	Avoid using PDL with established wildlife habitat.
Water quality	+	LT	M	R	T	Managing risk of and from pollution to water will progress this SA objective. Policy encourages prudent use of water resources, scoring positive under this objective.	Consider strengthening the policy with emphasis to water savings during operations phase of all buildings (e.g., through demand management) and by adopting appropriate Code for Sustainable Homes
Flood risk	++	M T	M	R	T	Avoiding development in areas at risk of flooding will significantly progress this SA objective.	
Soils	++	LT	M	L	T	Managing risk of and from pollution to land will progress this SA objective, as will using PDL. Dealing with land contamination will also have a positive impact. A sequential approach to land selection for new developments, prioritising PDL will aid in protection of top soil.	
CO ₂ emissions	+	LT	H	N	P	This SA objective will be progressed by increasing energy efficiency of buildings, promoting the use of renewable energy systems and re-using and recycling building materials. Locating development in areas that aim to reduce the need to travel and promoting public transport will also significantly progress the objective.	Consider policy wording with emphasis on ‘sustainable travel’ modes as alternative to car travel.
‘Climate change proof’	+	M T	M	R	T	Avoiding development in areas at risk of flooding will progress this SA objective. Other design-related measures may be needed to counter the impacts of extreme weather events.	Policy could make specific reference to how development will be designed to cope with high temperatures and extreme weather events such as storms. Other policies, such as DC7,

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
							could also make reference to this.
Air quality	+	M T	H	R	T	Reducing CO ₂ emissions and reducing the need to travel will also help to improve air quality, e.g. through reduced private vehicle trips. Policy also makes reference to managing risk of and from air pollution.	Policy should stress promotion of sustainable travel, both in terms of physical provision (e.g., cycle stands, green routes) and soft policy measures.
Use of brownfield land	++	LT	H	L	P	Policy prioritises use of PDL.	
Resource efficiency	++	LT	H	L	T	Policy advocates recycling and re-using building materials and providing opportunities for recycling.	Policy could also make reference to mineral resources and restoration of quarries.
Historic & cultural assets	+	LT	H	L	T	Policy aims to protect the historic environment.	Renewable energy installations and other development design should take into account local distinctiveness and historic character. This is additional to protecting existing historic assets which the policy aims to do.
Landscape and townscape	++	M T	H	L	T	Policy aims to protect the natural, built and historic environment and prioritise use of PDL.	
Health	++	M T	H	L	T	Reducing CO ₂ emissions and reducing the need to travel by private car will help to improve air quality and may have public health benefits. Promoting a range of travel modes other than the private car is likely to increase walking and cycling opportunities. Although actual effect may be assessed on behavioural pattern, spatially this policy makes good attempt to bring positive effect. Synergistic and secondary effect from other aspects of the policy are likely to bring significant positive effect	
Sustainable development patterns & accessibility	+	M T	H	L	T	Prioritising PDL, promoting public transport and locating development in order to reduce the need to travel will all help to create a sustainable development pattern.	Policy should be strengthened with climate change adaptability policies for buildings and spaces and should explicitly support

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
							provision for sustainable transport
Equity & social exclusion	++	M T	H	L	T	Improving access to jobs, skills, services and facilities particularly within areas of deprivation in the District and providing housing across a range of tenures and types including affordable housing will help to reduce social inequity.	
Good quality housing	+	M T	H	L	T	Buildings will be of a 'high design quality' that respects local distinctiveness.	
Community identity & participation	?	M T	H	L	T	Buildings that respect local distinctiveness may also create a local sense of place and pride. Historic buildings and the natural environment will also be protected. Although a range of tenure and housing types will be encouraged and accessibility, employment and training opportunities may increase, there are no references to ethnic and cultural diversity or inclusion.	Include wording on the need to promote ethnic and cultural diversity and inclusion.
Crime	+	M T	H	L	T	Buildings and public spaces will be designed to reduce opportunities for crime and anti-social behaviour(covered in Policies DC7, DC8).	
Sustainable prosperity & growth	++	M T	H	L	T	Overall effect of this policy will be to achieve sustainable growth and prosperity.	
Revitalise town centres	++	M T	H	L	T	By protecting the natural and historic environment, maintaining high levels of employment and developing a range of housing types the town centres of the district should be effectively revitalised.	

CP2 Preferred Policy Approach: Housing Supply

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	?	L T	M	R	T	Policy prescribes that development sites will not be chosen if they are likely to have a significant effect on wildlife. The prioritisation of using PDL first is also likely to benefit biodiversity. However, the 30% of the housing supply to be built on the edge of existing settlements will involve some Green Belt revisions (as stated in DC1). This may have implications for biodiversity in these areas from land take, habitat fragmentation and urban pollution issues. It may be difficult to identify impacts without details. Uncertainty may be addressed when details are available at later stages.	
Water quality	?	M T	M	R	T	There may be negative impacts on water quality and quantity from an increasing population in the district. However, policies such as DC14 (Contamination and pollution control) and DC9 (Flood risk and water resources) should alleviate any negative impacts and should help reduce water consumption through water saving methods The positive impact from DC 9 & 14 will limit the negative consequences (synergistic effect), however severity of the positive and negative impact cannot be identified at this stage without indicative quantitative information, therefore an uncertain score.	Increased water demand will occur with increased housing supply therefore the strategy should suggest a mechanism to ensure that future demand does not exceed environmental capacity of the resource base. The upcoming Thames River Basin District Management Plans, and the Hertfordshire Infrastructure and Investment Strategy (HISS for the region) should be consulted in this context.
Flood risk	0	M T	M	R	T	Increased development will have implications for flood risk and surface water run-off but policy DC9 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA. The negative effect will be negated by positive measures indicated in DC9 (synergistic effect), therefore neutral score	Developments should make reference to the SFRA
Soils	?	L	M	L	T	Possible negative impacts from increased development but policies such as DC14	The policy should ensure

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				(Contamination and pollution control) should help mitigate negative impacts. Development along the edge is likely to consume Greenfield land. Although the policy recommends a sequential approach to use PDL first, safeguarding Greenfield sites is subject to other factors such as housing density, unknown at this stage.	application of sequential approach to re-assessment of the housing supply post 2021
CO ₂ emissions	+	L T	M	N	P	Developing in areas that have good access to public transport should help achieve this SA objective.	
'Climate change proof'	?	M T	M	R	T	Increased development will have implications for flood risk and surface water run-off but policy DC9 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA. Design aspects of housing are covered by policy DC8. At this stage no information on severity of negative impact or extent of the positive benefits is unknown therefore uncertain score	
Air quality	+	M T	M	R	T	Developing in areas that have good access to public transport should help improve air quality	
Use of brownfield land	+	L T	H	L	P	Focusing development within the existing urban area helps to achieve this SA objective.	
Resource efficiency	?	M T	M	L	T	Not covered by this policy – policy DC12 addresses waste management issues, whilst CP1 provides the overarching policy for sustainable development.	While policy DC 12 may have a synergistic positive effect on this policy, new developments should also adopt Sustainable Construction methods (overall project rather than individual buildings)
Historic & cultural assets	?	M T	M	L	T	There may be increased pressure on historic and cultural assets but these may be protected under policy DC13. It may be difficult to identify impacts without details. Uncertainty may be addressed when details are available at later stages.	
Landscape and townscape	+	M T	M	L	T	New housing developments will inevitably impact on landscape and townscape but by focusing development within the existing urban area and respecting visual amenity the SA objective should be progressed.	
Health	+	M	M	R	T	Developing in areas that have good access to public transport should help achieve this SA	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				objective indirectly through reducing air pollution from vehicles.	
Sustainable development patterns & accessibility	++	M T	M	R	T	Developing on PDL in existing urban areas that have good access to public transport should help achieve this SA objective. The policy also states that development should not have a significant impact on the environment in terms of visual amenity, wildlife and flood-risk.	
Equity & social exclusion	?	M T	M	L	T	Issues of equity and social exclusion are not addressed in this policy but are covered more in policy CP1.	Reference to this objective and policy CP4 should be made in CP2 policy
Good quality housing	0	0	0	0	0	Addressed in policy DC8.	This policy should refer to quality of the housing supply
Community identity & participation	?	M T	M	L	T	Issues of community identity and participation are not addressed in this policy but are covered more in policy CP1.	CP2 should address community participation in housing supply process
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	M	R	T	The phasing strategy will ensure that housing supply will be spread throughout the Plan period to avoid burdens on services and infrastructure to the detriment of existing and new householders. Good access to public transport will also help progress this SA objective.	
Revitalise town centres	+	M T	M	L	T	By locating development primarily within the existing urban area the town centres should maintain their viability.	

CP3 Preferred Policy Approach: Housing mix and density

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	S T	M	L	T 0	Increased density may relieve pressure from new sites that may have some biodiversity value	
Water quality	0	0	0	0	0	Policy approach is not directly relevant to this SA objective.	
Flood risk	?	M T	M	R	T	Housing density will have a bearing on flood risk but if Sustainable Drainage Systems are incorporated this effect could be reduced.	
Soils	0	0	0	0	0	Policy does not have direct relation to soil quality (contamination), PDL is addressed under Use of Brownfield Land objective	
CO ₂ emissions	+	L T	M	N	P	Development locations situated conveniently for public transport accessibility will help to reduce private vehicle emissions, including carbon dioxide.	
Climate change proof	+	M T	M	L	T	Policy indirectly supports this objective by encouraging housing location near public transport thereby reducing transport emissions.	The policy should be considered in conjunction with DC9, particularly with respect to SUDS and water efficiency
Air quality	+	M T	M	R	T	Development locations situated conveniently for public transport accessibility will help to reduce private vehicle emissions and hence air pollution.	
Use of brownfield land	?	L T	M	L	P	Identification of appropriate density and efficient use of existing land may have a positive implication in saving top soil (Greenfield sites). Council's planned Design Guide SPD should uphold safeguarding new sites. As the direction of this SPD is unknown at this stage impact is uncertain	
Resource efficiency	+	M T	M	L	T	The policy approach allows for high density development where appropriate, which should satisfy the SA objective's underlying criteria of maximising land use efficiency.	Maximise opportunity to use sustainable construction methods and renewable resources
Historic & cultural assets	+	M	M	L	T	Density levels will respect areas of historic value.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T					
Landscape and townscape	+	M T	M	L	T	Density levels will respect areas of special landscape value.	
Health	+	M T	M	R	T	High density development in areas that are highly accessible to public transport should have health benefits if air pollution is reduced.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Promoting higher densities in locations that are highly accessible to public transport, services and facilities will contribute significantly to a sustainable development pattern.	
Equity & social exclusion	+	M T	M	L	T	Housing will be provided for a range of people, including young, elderly and disabled people, and Black and Minority Ethnic Groups.	
Good quality housing	+	M T	M	L	T	Policy states that high quality residential housing will be built.	
Community identity & participation	+	M T	M	L	T	Policy acknowledges the diversity of the district's population.	
Crime	?	M T	M	L	T	Crime issues are not specifically addressed by this policy. Although tenuous housing mix and density may influence crime, for example low density areas with commercial use may be ideal congregation places for offenders.	
Sustainable prosperity & growth	+	M T	M	L	T	Appropriate density levels for the area will help to achieve a sustainable growth for the area.	
Revitalise town centres	+	M T	M	L	T	High density development in areas that are highly accessible to public transport should help to increase accessibility to town centres and their services.	

CP4: Preferred Policy Approach: Affordable Housing

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA Objective	
Water quality	0					No direct relation to this SA Objective	
Flood risk	0					No direct relation- Assumed that DC9 will be applied for all planning applications	
Soils	0					No direct relation to this SA Objective	
CO ₂ emissions	0					No direct relation to this SA Objective	
'Climate change proof'	?					Policy approach towards climate change adaptability in affordable housing is unclear	
Air quality	0					No direct relation to this SA Objective	
Use of brownfield land	+	S T	M	L	T	Policy encourages use of non-residential PDL. This may help protect green field sites	
Resource efficiency	+	M T	M	L	T	By striking a balance between intermediate and social renting, the policy attempts to allocate land resource efficiently among people	
Historic & cultural assets	?					Effect of new social housing units on existing historic building character is unknown	Policy should ensure social housing provision does not compromise on views or character of historic buildings
Landscape and townscape	0					No direct relation to this SA Objective	
Health	0						
Sustainable development patterns & accessibility	?					Potential location of non-PDL sites is unknown at this stage. If these sites are away from existing or proposed public transport network, policy may have a negative effect against this objective	
Equity & social exclusion	+	M T	M	L	T	The approach towards increased social renting followed by intermediate will benefit low income households, and may contribute in reducing deprivation. This approach may also contribute to the Council's revenue to fund other community requirements	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Good quality housing	+	M T	M	L	P	New developments are likely to adhere to DC7, therefore good quality is likely	
Community identity & participation	+	S T	M	L	T	The Core Strategy and the Site Allocations DPD will undergo public consultation by regulation, therefore positive in terms of inclusivity.	Consider including appropriate stakeholders in the affordable housing allocation process
Crime	?					Effect of policy against this objective is unknown	
Sustainable prosperity & growth	?					Reducing site thresholds from existing 10 units to 1 may enable contribution from developers either as actual units or in monetary terms. This will help advance affordable housing numbers, a positive. However, in the current economic climate, a decreased threshold may not encourage developers and they may opt for neighbouring council sites. Therefore although positive from a social equality and economic prosperity perspective, uncertainties prevail over viability and take-up exist.	The Supplementary Planning Document (assumed to be Affordable Housing SPD) to be produced should discuss viability options taking into account current economic climate and neighbouring authority policies
Revitalise town centres	+					Appropriate housing mix, if close to town centres and affordable is likely to create places to live, therefore helping revitalise town centres	

CP5 Preferred Policy Approach: Gypsy and Traveller Provision

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L	T	There should be positive impacts on biodiversity by choosing sites that are not recognised for their wildlife value and also indirect positive impacts from avoiding areas at risk from flooding, e.g. through reducing water-borne pollution.	Include - avoiding nature conservation sites, to the site allocation criteria
Water quality	?	M T	M	L	T	Effects on water quality are uncertain.	Ensure measures in place to tackle run-off/ pollution issues
Flood risk	+	M T	M	L	T	Avoiding areas at risk from flooding will directly help progress this SA objective.	
Soils	0	0	0	0	0	No impacts on this SA objective envisaged as long as the occupants are not located on land with potential contamination.	
CO ₂ emissions	0	0	0	0	0	No direct relation to this SA objective.	
'Climate change proof'	+	M T	M	L	T	Avoiding areas at risk from flooding will directly help progress this SA objective.	
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
Use of brownfield land	?	M T	M	L	P	Use of PDL, wherever practicable, is not specified in policy wording, hence the uncertain score for this SA objective.	
Resource efficiency	?	M T	M	L	T	Use of PDL, density of settlements, use of local resources, or limited impact on non-renewable resources are not specified in policy wording	
Historic & cultural assets	0	0	0	0	0	No direct relation to this SA objective.	
Landscape and townscape	+	M T	M	L	T	The openness of the Green Belt and areas of landscape importance will be protected by this policy.	
Health	+	M	M	L	T	Providing good access to health services and play areas will benefit the health of the gypsy and	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				traveller population.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Providing areas that have good access to services and the highway network should progress this SA objective. Also protecting Green Belt, the landscape and avoiding areas of flood risk should contribute.	
Equity & social exclusion	+	M T	M	L	T	This policy provides an equitable and inclusive approach overall.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	This policy allows gypsies and travellers to participate in society to a greater extent.	
Crime	+	M T	M	L	T	An inclusive and participatory society should help reduce crime levels.	
Sustainable prosperity & growth	+	M T	M	L	T	Providing sites in or near existing settlements with access to local services, including shops, schools and healthcare should contribute to a sustainable growth.	
Revitalise town centres	+	M T	M	L	T	Providing sites in or near existing settlements may contribute to revitalising town centres.	

CP6 Preferred Policy Approach: Employment and Economic Development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0	0	0	0	0	No direct relation to this SA objective.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	?	L T	M	R	T	Details of development relevant to flood risk are not provided in this policy. Increased development will have implications for flood risk and surface water run-off but policy DC9 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA.	
Soils	+	L T	M	L	P	Releasing surplus employment sites for mixed use, particularly Residential is likely to result in clean up of potentially contaminated sites	
CO ₂ emissions	+	L T	M	N	P	By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less need to travel and reduced vehicle emissions of carbon dioxide. Employment locations will also be accessible to public transport.	
‘Climate change proof’	?					Future residential developments are likely to consider internal flooding issues, however flood proofing of future business and training facilities is unknown at this stage.	Future employment and mixed use buildings should be encouraged to adopt climate change proofing methods (like renewable energy generation)
Air quality	+	L T	M	R	T	By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less need to travel and reduced vehicle emissions. Employment locations will also be accessible to public transport.	
Use of brownfield land	+	L T	M	R	P	Policy support re-use of developed employment sites for other uses	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Resource efficiency	+	L T	M	R	T	The policy promotes mixed-use development, including live-work units and homeworking, which will help to use land efficiently.	
Historic & cultural assets	0	0	0	0	0	No direct relation to this SA objective.	
Landscape and townscape	+	L T	M	R	T	By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less development pressure which could have adversely affected landscape and townscape.	
Health	+	L T	M	R	T	A reduced need to travel by private vehicle and consequent improved air quality may have health benefits.	
Sustainable development patterns & accessibility	+	L T	M	R	T	The inclusion of live-work units and ensuring employment areas are accessible to public transport will help achieve an overall pattern of sustainable development.	
Equity & social exclusion	+	L T	M	L	T	A diverse range of employment and mixed use development may allow a greater proportion of the potential workforce to be used.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	+	L T	M	L	T	Mixed use development, including the use of live-work units will help achieve a more participatory population in the district.	
Crime	+	L T	M	L	T	By contributing to overall employment levels in a diverse range of jobs, crime levels should be reduced.	
Sustainable prosperity & growth	+	L T	M	R	T	By contributing to overall employment levels in a diverse range of jobs (including small, medium and large businesses), in areas accessible to public transport and with mixed use development, including the use of live-work units, will help achieve a sustainable growth in the district.	
Revitalise town centres	+	L T	M	L	T	Town centres should benefit from employment provision in key employment areas, including Rickmansworth town centre.	

CP7 Preferred Policy Approach: Town Centres and Shopping

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0	0	0	0	0	No direct relation to this SA objective.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	?	L T	M	R	T	Details of development relevant to flood risk are not discussed. Increased development will have implications for flood risk and surface water run-off but policy DC9 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA.	
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	+	L T	M	N	P	Promoting development in centrally located, accessible locations will reduce the need to travel out of the centre using private transport	
'Climate change proof'	?					Policy's approach is not clear on its action relating to the objective	Consider creating opportunity to encourage climate change proofing of retail and commercial spaces
Air quality	+	L T	M	L	T	Promoting development in centrally located, accessible locations will reduce the need to travel out of the centre using private transport	
Use of brownfield land	?	L T	M	L	T	Details of development relevant to PDL are not provided in this policy. However, increased development will be guided to PDL, as described in CP1, the Overarching Policy on Sustainable Development.	
Resource efficiency	?	L T	M	L	T	Use of PDL and the density of development are not specified in this policy. However, policies CP1 and DC7 cover these issues respectively.	
Historic & cultural assets	+	M T	M	L	P	Policy respects character of existing town centre that it requires new development to take into account type and scale of existing areas.	
Landscape and townscape	+	L T	M	R	T	By locating development centrally, resisting out of town retailing and generally resisting major convenience food floorspace proposals, landscape and townscape should largely be protected	
Health	+	L T	M	L	T	Reduced private transport usage may have health benefits through improved air quality.	
Sustainable development	+	L	M	L	T	Increased development in centrally located and accessible areas will contribute to a pattern of	Strengthening public transport

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
patterns & accessibility		T				sustainable development in the town centres of the district. Maintaining focus on existing centres will increase chances for a compact centralised urban form. This form when combined with an effective public transport system and other infrastructure will have a positive effect	linkage between the town centres and other parts of the towns (CP8) will have synergistic positive effect
Equity & social exclusion	0	0	0	0	0	No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	0	0	0	0	0	No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Policy will support and encourage retail and related activity across all major town centres that are likely to discourage anti-social congregation	
Sustainable prosperity & growth	+	L T	M	L	T	Increased development in centrally located and accessible areas will allow the district to grow sustainably. Policy scores well in its approach towards convenience shopping which will encourage individual retailers, along with major players. Subsequent to outcome of the retail capacity study CP7 responds to the possible oversupply of convenience shops, a positive.	Consider options to encourage more leisure and night time entertainment. The policy can explore ways to bring forward these surplus convenience shop areas for comparison shops.
Revitalise town centres	+	L T	M	L	T	Increased development in centrally located and accessible areas and resisting development out of town will contribute significantly to revitalising town centres. By protecting and enhancing Local Centres and local shops, the policy will offer a combination of large retail chains and individual entrepreneurs.	Consider addressing possible retail competition neighbouring centres. Provision of complementary services between Watford and Three Rivers Centres may be an option. Although the policy will protect and enhance Key, District and Local centres, revitalising them requires an effort to attract inward investment. This can be achieved through integration of economic measures and public

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
							realm improvements.

CP8 Preferred Policy Approach: Transport

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	L T	M	R	T	There should be no direct impacts on biodiversity from the Transport Policy, although there may be indirect positive impacts from reduced traffic-associated pollution in the long-term. Freight transport policy will also be influenced by the protection of wildlife habitats.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	?	S T	M	R	T	Details of transport policy relevant to flood risk are not provided in the main policy wording. Increased development will have implications for flood risk and surface water run-off.	Use of Sustainable Drainage Systems wherever possible.
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	+	L T	M	N	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to progress this SA objective. Major development will also be directed to areas highly accessible by sustainable transport modes. Improvements to bus routes and introduction of new bus routes, integration of transport services, are likely to encourage shift to transport modes. Improving bus accessibility across towns, between key employment sites and key centres will bring positive benefits in reducing vehicular emissions. In addition to improving bus/ shuttle services in the identified estates/areas the policy should include all villages and towns where internal sustainable transport can be strengthened (e.g., include Sarrat where access to services is identified as an issue).	The physical policies and public transport service provision should be supported with appropriate effective, reliable operations. Consider internal improvements to accessibility to services within all the centres and villages, in addition to bus service improvements between centres
'Climate change proof'	0	0	0	0	0	No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Air quality	+	L T	M	R	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to progress this SA objective. Major development will also be directed to areas highly accessible by sustainable transport modes. This will help to reduce the air pollutants or particulates associated with transport, such as NO ₂ and CO ₂ .	In addition to improvements to cyclist facilities, policy should encourage employers to promote sustainable transport, such as green travel plans, car pools etc
Use of brownfield land	0	0	0	0	0	No direct relation to this SA objective.	
Resource efficiency	0	0	0	0	0	No direct relation to this SA objective.	
Historic & cultural assets	0	0	0	0	0	No direct relation to this SA objective.	
Landscape and townscape	?	L T	M	R	P	Although the Green Belt and the landscape will be protected from the impacts of freight transport, there may be negative impacts on landscape from improvements to the highway network and other infrastructural improvements.	Refer to policy CP1, Overarching Policy on Sustainable Development at the implementation stage, e.g. ensuring any new land take is on PDL
Health	+	M T	M	R	P	Reduced vehicle emissions should help reduce the incidence of harmful air pollutants such as PM10s and photochemical smog; this may reduce the incidence of asthma, bronchitis and other respiratory diseases. Prioritising cyclists and pedestrians is likely to encourage healthy lifestyle.	
Sustainable development patterns & accessibility	+	M T	M	R	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to achieve sustainable development patterns where settlements have good accessibility by public transport.	
Equity & social exclusion	+	M T	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should benefit a greater proportion of the population.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should benefit a greater proportion of the population.	
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity & growth	+	L T	M	R	T	The transport policy overall, with its focus on public transport will allow the region to prosper and integrate more effectively with other regions, e.g. through the Croxley rail link.	
Revitalise town centres	+	M	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				benefit town centres through reduced private vehicle usage.	

CP9 Preferred Policy Approach: Infrastructure and planning obligations

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	?					Policy proposes loss of any resources through compensation. In terms of biodiversity, avoidance (of land-take) should be prioritised over compensation.	Clarity over definition of a 'significant amenity' in the policy will be helpful. In addition, all options should be explored prior to resorting to a compensatory provision. Appropriate stakeholders' opinion must be sought in this compensatory provision process
Water quality	?					Water is considered a resource and its provision (utilities) fall under infrastructure heading. Reference to planning studies, and regulations such as SFRA, and technical options such as SUDs should be made to discuss water quality.	Although DC9 covers protection and enhancement of water quality, consider allocating funds obtained through planning obligations (or the discretionary approach in contributions) to include water quality

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
							enhancement, in addition to protection.
Flood risk	+	M T	M	L	T	It is assumed that the policy includes prevention of and/or protection from flooding through funding from the 'discretionary' approach	
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	0	0	0	0	0	No direct relation to this SA objective.	
'Climate change proof'	?					Although some of the policy aspects are likely to contribute towards reducing the effects of climate change factors, there is uncertainty over approach towards the compensatory provision of an amenity.	While deciding on compensating an amenity/ resource its contribution to climate change proofing must be considered (e.g., contribution towards reducing risk of flooding)
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
Use of brownfield land	0	0	0	0	0	No direct relation to this SA objective.	
Resource efficiency	0	0	0	0	0	No direct relation to this SA objective.	
Historic & cultural assets	?					Policy proposes compensating loss of any resources through compensation. To prevent adverse effects on historic or cultural assets, infrastructure development should prioritise avoidance (of land-take) over compensation.	
Landscape and townscape	?					Policy proposes compensating loss of any resources through compensation. To prevent adverse effects on landscape, infrastructure development should prioritise avoidance (of land-take) over compensation.	
Health	+	L T	M	L	T	Improvements to service linkages and creation of linked communities are likely to increase access to health services, a positive.	
Sustainable development patterns & accessibility	+	L T	M	R	P	This policy aims to safeguard or create sustainable, linked communities.	
Equity & social exclusion	0	0	0	0	0	No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	?					Derivation of this preferred option policy involved public and stakeholder participation in the initial options stage (of the Core Strategy DPD), considered a positive. However, some aspects covered by the policy, such as compensatory provision, implementation of the discretionary approach towards funding contribution from planning applications can	Consider subjecting options within this policy to stakeholder consultation. Uphold provision of amenities that will enhance community identity & respect multicultural

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
						be consulted with the appropriate stakeholders.	faith.
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	M	R	P	This policy aims to safeguard or create sustainable, linked communities.	
Revitalise town centres	0	0	0	0	0	No direct relation to this SA objective.	

CP 10 Preferred Policy Approach: Monitoring and delivery

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on biodiversity and mitigate them if necessary.	
Water quality	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on water quality and mitigate them if necessary.	
Flood risk	+	M	M	R	T	Working with environmental bodies and interest groups could help identify any potential	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
		T				harmful flood risk effects and mitigate them if necessary.	
Soils	+	M T	M	L	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on soils and mitigate them if necessary.	
CO ₂ emissions	+	M T	M	N	P	Working with environmental bodies and interest groups could help identify ways of reducing CO ₂ emissions as much as practically possible.	
'Climate change proof'	+	M T	M	L	T	A flexible Implementation Strategy that takes changes to national and regional climate change into account should help progress this SA objective.	
Air quality	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify ways of reducing CO ₂ emissions as much as practically possible.	
Use of brownfield land	0	0	0	0	0	No direct relation to this SA objective.	
Resource efficiency	+	M T	M	L	T	Working with environmental bodies and interest groups could help identify the most effective ways of using resources efficiently.	
Historic & cultural assets	+	M T	M	L	T	Working with a range of partners and interest groups could help identify any potential harmful impacts on historical and cultural assets and mitigate them if necessary.	
Landscape and townscape	+	M T	M	R	P	Working with environmental bodies and interest groups could help identify any potential harmful impacts on landscape and townscape and mitigate them if necessary.	
Health	+	M T	M	L	P	Working in partnerships with health services (Local Strategic Partnership-LSP) is likely to have a positive impact under this objective	
Sustainable development patterns & accessibility	+	M T	M	L	P	Fostering partnerships to address infrastructure, services and facilities provision and improvement will have a positive impact on sustainable development. The monitoring indicators will be useful in measuring progress, however under Transport, consider adding 'number of new residences within minimum 400m walking range to key local services' as an indicator.	
Equality & social exclusion	?					While a flexible implementation strategy to accommodate changes in national or regional policies may improve conditions to promote equality (e.g., pro-affordable housing) the nature of regional/national policy changes are uncertain at this stage, therefore the actual implication of this policy is unknown	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity &	0	0	0	0	0	No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
participation							
Crime	+	M T	M	L	T	Partnership with the LSP (including police) and Local Area Arrangements are likely to reduce crime (actual and perceived).	Consider including youth groups in the partnership arrangement to tackle juvenile crime
Sustainable prosperity & growth	+	L T	M	R	T	By working with a range of partners there should be a sustained growth in the necessary infrastructure, services and facilities that underly the economy of the district. Timely and appropriate implementation of the Three Rivers Community Strategy and the Strategic Housing Land Availability Assessment will also help deliver sustainable growth.	
Revitalise town centres	+	L T	M	L	T	By working with a range of partners and implementing the Three Rivers Community Strategy and the Strategic Housing Land Availability Assessment town centres should remain viable and sustainable.	

DC1 Preferred Policy Approach: Green Belt

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	?	M T	M	R	P	The loss of Greenfield land may cause harmful impacts on the wildlife associated with that land and urban encroachment in the green belt may cause new pollution issues.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	0	0	0	0	0	No direct relation to this SA objective.	
Soils	?	M T	M	R	T	Retention or revision of greenbelt is unlikely to improve quality of soils. On the contrary, loss of top soil may occur after alteration to the green belt boundary in order to accommodate development expansion.	
CO ₂ emissions	0	0	0	0	0	No direct relation to this SA objective.	
'Climate change proof'	0	0	0	0	0	No direct relation to this SA objective.	
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
Use of brownfield land	-	M T	M	L	P	Although revisions to the Green Belt are proposed to be minor they will require the use of Greenfield land.	
Resource efficiency	?	M T	M	R	T	The use of Greenfield land will not necessarily be an efficient use of resources. Without details on development density in this policy alone it is not possible to rule out possible inefficient use of resources.	
Historic & cultural assets	0	0	0	0	0	No effect against this SA objective, as long as the green belt alteration areas do not comprise of assets of archaeological importance	
Landscape and townscape	-	M T	M	R	T	Although revisions to the Green Belt are proposed to be minor they may negatively affect the landscape and townscape. Urban encroachment may affect local distinctiveness and increase light pollution in the countryside.	Ensure implementation includes design that minimises adverse effects on the countryside and local distinctiveness.
Health	+	M T	M	R	T	The openness and general extent of the Green Belt will be protected allowing people to use the area for leisure purposes.	
Sustainable development patterns & accessibility	?	M T	M	R	T	The extent of the minor revisions to the Green Belt would need to be known to assess the policy against this SA objective.	
Equity & social exclusion	0	0	0	0	0	No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	0	0	0	0	0	No direct relation to this SA objective.	
Crime	0	0	0	0	0	No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Sustainable prosperity & growth	?					Expansion of urban form is typically regarded to increase leisure/work travel, a less sustainable option. Alteration of green belt is likely to result in such an expansion. Unless such future development is met with an effective and successful public transport system, the option is likely to result in a negative impact.	
Revitalise town centres	0	0	0	0	0	No direct relation to this SA objective.	

DC2 Preferred Policy Approach: Biodiversity, trees and woodlands

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	H	R	T	The policy aims to protect and enhance habitats and species and protected sites. It also prescribes the management of sites, maintaining and enhancing networks of sites and providing compensation for any loss of habitats.	Prioritise avoidance rather than compensatory mitigation, especially for well established habitats such as ancient woodland. Appropriate stakeholders should be involved while deciding criteria for exceptional circumstances that may affect biodiversity. Policy position on addressing already established habitats on brownfield sites is unclear.
Water quality	+	M T	M	R	T	By protecting biodiversity there may be indirect positive impacts on water quality, for example by preventing development in areas sensitive to water pollution.	
Flood risk	+	M T	M	R	T	By protecting biodiversity there may be indirect positive impacts on flood risk. For example, naturally draining areas would be less of a flood risk than areas of hardstanding associated with development.	
Soils	+	M T	M	R	T	By protecting biodiversity there will also be directly positive impacts on soils. Soil resources will not be lost to new development if wildlife sites are protected.	
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	+	M T	M	R	T	Protecting natural ecosystem function and a network of wildlife sites will allow habitats and species to adapt more to climatic change and will allow development to be more robust in withstanding adverse climate effects.	
Air quality	+	M T	M	R	T	By protecting biodiversity there may be indirect positive impacts on air quality. For example, tree species and natural environments can absorb more air pollution.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	M	R	T	By protecting areas of geological importance this will help to satisfy the underlying criteria of this SA objective, i.e. safeguarding mineral resources and preventing mineral extraction in areas of environmental or wildlife value.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	M T	H	R	T	Protecting and enhancing wildlife sites, woodlands and geological and physiographical features will not only protect but also enhance the landscape and townscape, thereby significantly progressing this SA objective.	
Health	+	M T	M	R	T	Protecting natural areas will enable people to use the areas for outdoor leisure activities.	Through this policy the District is likely to protect green spaces in the urban area. In addition to 'protection' the policy should support 'enhancement' of green spaces. This may also include creation of network of areas of biodiversity interest, without causing any species fragmentation.
Sustainable development patterns & accessibility	+	M T	H	R	T	Protecting natural areas will contribute to the overall sustainable pattern of development.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	By protecting natural areas and species, local distinctiveness and pride of place will be encouraged. Urban areas will be attractive places to live, work and visit.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	0					No direct relation to this SA objective.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC3 Preferred Policy Approach: Landscape character

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	H	R	T	Development patterns will take into account the ecological qualities of the area.	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	+	M T	M	R	T	By preserving wildlife and landscape and providing for measures to manage, improve and reconstruct landscapes there should be indirect positive impacts in terms of protecting soil resources.	
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	+	M T	H	L	T	The policy aims to protect historic character and cultural heritage.	
Landscape and townscape	++	M T	H	R	T	The policy significantly progresses this SA objective by protecting various aspects of landscape and topography, and includes measures to strengthen, reinforce, safeguard, manage, improve, restore and reconstruct landscapes.	
Health	+	M T	M	L	T	By creating, preserving or restoring landscapes there may be indirect positive impacts on health as more people are able to use the natural environment for leisure purposes.	
Sustainable development patterns & accessibility	+	M T	M	R	T	Protecting natural areas will contribute to the overall sustainable pattern of development.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	By protecting natural landscapes, local distinctiveness and pride of place will be encouraged. Urban areas will also be more attractive places to live, work and visit.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	?					While Policy DC3 will protect and enhance landscape character of the District, it could be in conflict with Policy DC1 (Green Belt), if a boundary alteration of Green Belt area will be an	Thorough criteria based analysis considering effects of green belt

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
						unsympathetic intrusion that may have a detrimental effect on the landscape character.	alteration on landscape features must be considered during urban expansion in the future.
Revitalise town centres	0					No direct relation to this SA objective.	

DC4 Preferred Policy Approach: Open space, sport and recreation facilities

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	L T	M	L	P	Protection and enhancement of open spaces may have a positive effect on biodiversity as long as human interaction with these spaces do not contribute to habitat defragmentation	Consider limiting open space development if it is likely to interfere with biodiversity
Water quality	0					No direct relation to this SA objective.	
Flood risk	?					Approach towards locating open spaces in flood risk areas unknown	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	?	M T	M	L	T	Use of PDL should be prioritised for open space, sport and recreational facilities, as prescribed for general development in policy CP1, the Overarching Policy on Sustainable Development	
Resource efficiency	?	M T	M	L	T	The efficient use of land should be allowed for if PDL is prioritised, as specified in policy CP1, the Overarching Policy on Sustainable Development	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	++	M T	M	L	T	Protecting against the loss of open space and including guidance on new provision and enhancement should significantly improve landscape and townscape.	
Health	++	M T	M	L	T	Providing open space, sport and recreation facilities is likely to allow more people to participate in healthy activities.	
Sustainable development patterns & accessibility	++	M T	M	L	T	Through new provision and enhancement, within walking distance this policy is likely to ensure good accessibility to services. It provides a key element of a sustainable development pattern as it contributes significantly to a key social need.	Policy wording can explicitly state enhancements to existing provision (although mentioned in the Place Shaping Policies)
Equality & social exclusion	+	M T	M	L	T	Providing open space, sport and recreation facilities is likely to help urban areas provide a greater range of services to more people. One of the criteria for this SA objective is to encourage development of sporting opportunities.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	Providing open space, sport and recreation facilities helps urban areas provide a greater range of services and makes them more attractive places that everyone can participate in.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	M	L	P	Provision of key amenities within accessible distance from housing units helps build a sustainable community and a desirable neighbourhood, a key to attract inward investments (related to housing), indirectly contributing to sustainable prosperity.	
Revitalise town centres	+	M T	M	L & R	T	Providing open space, sport and recreation facilities helps the towns provide a greater range of services and make them more attractive and viable places. This policy when implemented in conjunction with DC 7 and the Council's Design Guidance Supplementary Planning Document is likely to produce an integrated design that is visually appealing, and effectively functioning spaces, helping to attract inward investments	

DC5 Preferred Policy Approach: Children's play space

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA objective.	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	?	M T	M	L	T	Use of PDL should be prioritised for children's play space, as prescribed for general development in policy CP1, the Overarching Policy on Sustainable Development	
Resource efficiency	?	M T	M	L	T	The efficient use of land should be allowed for if PDL is prioritised, as specified in policy CP1, the Overarching Policy on Sustainable Development	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	M T	M	L	T	Protecting against the loss of children's play space and including guidance on new provision and enhancement should improve landscape and townscape.	
Health	+	M T	M	L	T	The provision of publicly accessible play space significantly progresses this SA objective.	
Sustainable development patterns & accessibility	+	M T	M	L	P	Protecting existing play spaces and providing required new spaces are likely to have a positive impact against this objective; however the policy can be strengthened with explicit reference to location of these spaces within a certain minimum distance from housing provision.	In addition to space provision specification, the policy should specify minimum travel distance to emphasise accessibility.
Equity & social exclusion	+	M T	M	L	T	Policy will ensure appropriate provision of child play space in all new developments, thus serving children from various strata of the society.	Policy wording should address existing deficit, if any, of service provision
Good quality housing	0					No direct relation	
Community identity & participation	+	M T	M	L	P	Play spaces may be places of interaction for both children and their parents, i.e., members of the community	
Crime	0					No direct relation	
Sustainable prosperity & growth	+	L T	M	L	P	Appropriate play space provision within reasonable distance is a desirable feature in any neighbourhood.	
Revitalise town centres	0					No direct relation	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA objective.	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	+	M T	M	N	P	By recognising the importance of sustainable modes of transport there will likely be a reduction in carbon emissions from private vehicles.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	+	M T	M	L	T	By recognising the importance of sustainable modes of transport there will likely be a reduction in private vehicle emissions, which may have benefits for local air quality.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	0					No direct relation to this SA objective.	
Health	++	M T	M	L	T	Good provision of health facilities will help to improve overall public health. Sustainable transport improvements may also improve air quality.	
Sustainable development patterns & accessibility	+	M T	M	L	P	Policy considers accessibility as important criteria to protect existing amenities, as well as in new provision, both considered positive.	Policy should consider improving accessibility to existing cultural amenities where access is an issue.
Equity & social exclusion	+	M T	M	L	T	Provision of a wide range of facilities, including village halls, community centres, sports halls, theatres, public halls, doctors' and dental surgeries, post offices, public houses, schools and local shops, will help reduce social exclusion.	In addition to physical provision, soft policy measures that protect and enhance social inclusion, such as respecting multi-cultural faith should be considered.
Good quality housing	0						
Community identity & participation	++	L T	M	L	P	Provision of community facilities is likely to provide venue for community gathering, thus create a sense of identity. Access to these services from neighbourhood will have a key role in encouraging residents to use these spaces and participate.	
Crime	0						
Sustainable prosperity &	+	M	M	R	P	Appropriate provision of cultural, leisure and community facilities will encourage residents and	New facilities should be guided by

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
growth	0	T				visitors to the district towns, thus contribute to economic growth	appropriate urban design principles and establish good public realm, particularly near town centres. Synergistic positive effects may occur with other policies such as DC7- Design of Development and upcoming Council's Design Guidance SPD
Revitalise town centres	0						

DC7 Preferred Policy Approach: Design of Development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA objective.	
Water quality	0					No direct relation to this SA objective.	
Flood risk	+	M T	H	L	T	Policy specifies using flood-resistant design	
Soils	0					Policy asks for efficient use of land, likely to limit top soil loss	
CO ₂ emissions	+	M T	H	N	P	By incorporating provisions for passive solar energy there may be a reduction in need for artificial lighting and its associated carbon emissions.	
'Climate change proof'	+	M T	H	L	T	Policy specifies using flood-resistant design, which should make the policy more 'climate change proof.' It also specifies that buildings should be 'durable'.	Although 'resilience' is used with regard to design that takes into account climate change, policy could also make specific reference to how development will be designed to cope with high temperatures and extreme weather events such as storms. Other policies, such as CP1, could also make reference to this.
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	H	L	T	Innovative design is encouraged to reduce energy and waste. The efficient use of land is also encouraged.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	M T	H	L	T	The retention or improvement of landscape is promoted in this policy. Local context, character and distinctiveness also taken into account.	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	+	M T	H	L	T	Various aspects of this policy help to achieve a good quality of housing through high quality design	
Community identity &	0					No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
participation							
Crime	+	M T	M	L	T	Design will be used to reduce opportunities for anti-social behaviour.	
Sustainable prosperity & growth	+	M T	M	L & R	P	In addition to respecting vernacular architecture, existing building massing and density, the policy is likely to enhance the public realm, a positive contribution in attracting inward investment.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC8 Preferred Policy Approach: Residential design

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L	T	Policy makes indirect reference to protection of hedges, grass verges etc, having a likely positive impact against this objective	
Water quality	0					No direct relation to this SA objective.	
Flood risk	?	M T	M	L	T	Flood risk should be taken into account in other policies, such as DC9.	
Soils	?	M T	M	L	T	Policy makes no reference to soil resources when considering new residential development design.	Consider contamination remediation in the policy
CO ₂ emissions	?	M T	M	N	T	Policy makes no reference to carbon emissions or renewable energy when considering new residential development design, although this should be covered by policy DC10.	Consider making reference to DC10 and incorporating measures to reduce CO ₂ emissions in design and construction
'Climate change proof'	?	M T	M	L	T	Policy makes no reference to aspects of design that would be resilient to climate change though this is covered to some extent by policy DC9 (flood risk).	Consider making reference to DC9
Air quality	0					Policy discourages development that is likely to result in excessive traffic, a positive approach to future development.	Consider discouraging car ownership in residential development, by limiting parking spaces/ garage space per dwelling
Use of brownfield land	0					Covered by other policies	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	M T	M	L	T	The character of the area near residential developments will be maintained by this policy.	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	+	M T	H	L	P	Policy aims at ensuring preserving ideal characteristics of housing such as privacy, prospect and amenity.	
Community identity &	0					No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
participation							
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	0					No direct relation to this SA objective.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC9 Preferred Policy Approach: Flood risk and water resources

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	R	T	By promoting the avoidance or mitigation of development in high flood risk areas, the use of Sustainable Drainage Systems and Drainage Impact Assessments there may be direct and indirect positive impacts on biodiversity as there would be less likelihood of flood events dispersing harmful pollutants.	
Water quality	+	M T	H	R	T	By promoting the avoidance or mitigation of development in high flood risk areas, the use of Sustainable Drainage Systems and Drainage Impact Assessments there are likely to be indirect positive impacts on water quality, for example through reduced run-off of pollutants. Policy also supports protection of water resources, in new dwellings	Policy can consider options to improve water quality from existing baseline, in addition to protection from future development.
Flood risk	+	M T	M	R	T	By promoting the avoidance or mitigation of development in high flood risk areas, the use of Sustainable Drainage Systems and Drainage Impact Assessments there should be a significant reduction in flood risk.	
Soils	+	M T	M	L	P	By promoting of Sustainable Drainage Systems and Drainage Impact Assessments there should be a reduced likelihood of pollutant run-off affecting soil resources.	In conjunction with DC 14 this policy is likely to have positive synergistic effect, as careful treatment of contaminated soil reduces risk of groundwater pollution
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	+	M T	M	R	T	By minimising flood risk and specifying floor levels that take into account climate change this SA objective should be progressed.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	M	R	T	By minimising the risk of floods, land in the district will be used efficiently.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	0					No direct relation to this SA objective.	
Health	+	M T	M	R	T	By promoting the avoidance or mitigation of development in high flood risk areas, the use of Sustainable Drainage Systems and Drainage Impact Assessments there may be indirect positive impacts on health as there would be less likelihood of flood events dispersing harmful health-affecting pollutants.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	?					While involving various organisations and authorities, such as Environment Agency, in emergency planning and river corridor restoration is commendable, involvement of residents/ resident organisations is unclear.	Local residents should be involved in emergency planning process.
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	0					No direct relation to this SA objective.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC10 Preferred Policy Approach: Carbon dioxide emissions and on-site renewable energy

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L, R, N	P	Indirect impacts are likely to local, regional and national resources	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	+	L T	H	N	P	By setting detailed targets for carbon emission reduction, promoting renewable energy and requiring developments to have a C-Plan energy statement there should be significant reductions in carbon emissions, which should help to counter the effects of an increased population in the district	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	M	N	P	Encouraging renewable energy indirectly will lead to usage of non-renewable resources. Through adoption of Code for Sustainable Homes, energy efficiency in buildings can be achieved, however only from 2016.	Policy should discuss short term energy efficiency methods, such as Code 5 of CfSH prior to 2016.
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	0					Potential adverse effects likely on landscape and townscape from renewable energy equipment and infrastructure	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	M	L	P	Energy efficiency will have both direct and indirect positive effect on prosperity. The District may even consider promoting renewable technology business sector, and set an	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
	0					exemplar in the region.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC11 Preferred Policy Approach: Renewable energy developments

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L	T	Biodiversity will be taken into account when considering proposals for large-scale renewable energy developments. DC11 in conjunction with DC2 (Biodiversity) and with DC3 (Landscape Character) are likely to protect biodiversity.	
Water quality	+	M T	M	L	T	Water quality will be taken into account when considering proposals for large-scale renewable energy developments.	
Flood risk	?					The Council's approach on allowing renewable technology installations in flood risk areas and its approach towards addressing internal flooding due to installations is unclear. For example, will the Council allow wind turbines in flood plains, provided these installations will not affect functionality of the plains and not add to any flood risk?	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	+	M T	M	N	P	Providing the policy allows for new renewable energy developments to be built there should be a subsequent reduction in carbon emissions.	
'Climate change proof'	+	M T	M	L	T	By considering various environmental factors, such as landscape, biodiversity and water quality, the policy should be relatively 'climate change proof' as it allows for ecosystems to function naturally.	
Air quality	+	M T	M	L	T	Local air quality will be taken into account when considering proposals for large-scale renewable energy developments.	
Use of brownfield land	0					Covered by other policies, such as CP1, the Overarching Policy on Sustainable Development	
Resource efficiency	+	M T	M	L	T	Policy aims at preserving depleting resources, a positive. It also advocates the return of land to its former state after the life of the project and the prevention of environmental damage caused in the installation, operation or decommissioning of the development. This should encourage the efficient use of materials and the use of sustainable building materials.	
Historic & cultural assets	+	M T	M	L	T	Historic and archaeological assets will be taken into account when considering proposals for large-scale renewable energy developments.	
Landscape and townscape	+	M T	H	L	T	Landscape character will be taken into account when considering proposals for large-scale renewable energy developments. The openness and visual amenity of the Green Belt will also be taken into account. It is assumed that these aspects of DC11, DC 2 and DC3 are	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
						likely to bring synergistic positive effect against this objective	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	L	L	T	Encouraging renewable energy use is a way forward into building a sustainable future in terms of natural resource efficiency. In addition, renewable technology installations may generate job opportunities, perhaps only temporary, but positive.	
Revitalise town centres	0					No direct relation to this SA objective.	

DC12 Preferred Policy Approach: Waste management

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA objective.	
Water quality	+	M T	H	R	T	Recycling and re-use objectives will create less demand for new landfill site opening or expansion of existing facilities. If good kerbside collection targets are set an increase in recycling should reduce the amount of landfill waste and associated leachate into water courses.	
Flood risk	0					No direct relation to this SA objective.	
Soils	+	M T	H	R	T	Recycling on site and increasing recycled and re-used content of new buildings and other recycling increases will reduce demand for new landfill sites, reduce the need for landfill site expansion and reduce leachate pollution.	
CO ₂ emissions	+	M T	H	N	P	Increasing recycling and re-use will use less CO ₂ emissions, depending on individual materials. Methane emissions from landfill sites may also be reduced.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	+	M T	H	R	T	Increasing recycling and re-use will reduce amount of waste going to landfill. Landfill can be associated with poor air quality.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	H	R	T	Recycling and re-use objectives will inevitably lead to greater resource efficiency, however this policy has direct relevance to stress on resource efficiency by potentially all means such as land, building or infrastructure construction and demolition. They should be measurable to revise policy approach. This policy does not discuss resources in major projects, other than new development. No reference to demolition waste is also made.	Consider waste management in demolition waste.
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	?					Although policy will be mindful of design in residential and commercial development, explicit reference to interference of waste facilities with townscape is not discussed.	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity &	0					No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
participation							
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	S T	M	R	T	Policy will have indirect positive impact in terms of resource efficiency, job creation, therefore positive effect against this objective	
Revitalise town centres	0					No direct relation to this SA objective.	

DC13 Preferred Policy Approach: The historic built environment

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L	T	Policy will protect trees and hedgerows. Historic gardens, roadside banks and verges will also be retained. Wildlife associated with these features will therefore also be protected (secondary effect)	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	+	MT	M	L	T	Protecting landscape will help to minimise loss of soils to development and safeguard agricultural land.	
CO ₂ emissions	0					No direct relation to this SA objective.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	+	M T	H	L	P	Protection of all aspects of the historic environment; including use of appropriate building materials; and ensuring nearby development respects design and scale will significantly progress this SA objective.	
Landscape and townscape	+	M T	H	L	P	Trees, hedgerows, historic gardens, historic boundaries will all be retained and view lines will also be preserved. The combined elements of this policy will significantly progress this SA objective.	
Health	0					No direct relation	
Sustainable development patterns & accessibility	0					No direct relation	
Equity & social exclusion	0					No direct relation	
Good quality housing	0					No direct relation	
Community identity & participation	0					No direct relation	
Crime	0					No direct relation	
Sustainable prosperity & growth	0					No direct relation	
Revitalise town centres	+	MT	H	L	P	Protecting historic environment, including parks and gardens will add to vitality of town centres.	

DC14 Preferred Policy Approach: Contamination and pollution control

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	+	M T	M	L	T	By minimising air, light, land and water pollution there should be less risk of pollution affecting wildlife	
Water quality	+	S T	H	R	T	By emphasising the need to reduce or treat any run-off of pollutants from new development there should be significant positive impacts on water quality	
Flood risk	+	S T	M	L	T	By emphasising the need to reduce any run-off of pollutants from new development, developers also likely to consider the volume of run-off and the risk of localised flooding	
Soils	+	S T	M	L	T	By advocating the need for remedial action on contaminated land there will be less demand for Greenfield or agricultural land to be used for development.	
CO ₂ emissions	+	S T	M	N	P	By tackling air pollutant emissions, CO ₂ emissions should also be reduced as they are likely to arise from the same sources as other pollutants.	
'Climate change proof'	?					By emphasising the need to reduce any run-off of pollutants from new development, developers also likely to consider the volume of run-off and the risk of localised flooding. However, the resistance of development to other effects of climate change should also be considered.	
Air quality	+	S T	H	L	T	Under this policy development will need to minimise air pollution and location of development may be influenced by potential future pollution arising from it. Development will also not be permitted where it would adversely affect air quality in an Air Quality Management Area. It therefore significantly progresses the SA objective.	
Use of brownfield land	+	S T	M	L	T	By advocating the need for remedial action on contaminated land, brownfield land will likely be used wherever possible, depending on the cost of remedial works.	
Resource efficiency	+	S T	M	L	T	By advocating the need for remedial action on contaminated land, land resources as a whole will be used more efficiently. By emphasising the need to reduce pollution of all types the policy may also indirectly encourage developers to use more efficient processes and fewer resource inputs.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	S T	M	L	T	By protecting the countryside from various forms of pollution, especially light pollution, this SA objective may be progressed.	
Health	+	S T	M	L	T	Reducing the various forms of pollution may have benefits for public health. For example limiting air pollution will improve air quality. New developments in PDL are likely to address	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
						soil contamination therefore address potential risk to human receptors from contaminants as well as to water environment. Overall, these contribute to improve health, directly and indirectly.	
Sustainable development patterns & accessibility	0						
Equity & social exclusion	+	M T	M	L	P	By advocating contamination remediation in new developments, the policy will limit environmental injustice, such as locating less affordable residents close to a land fill or on a contaminated site, addressing potential social exclusion issues	
Good quality housing	0						
Community identity & participation	0						
Crime	0						
Sustainable prosperity & growth	+	L T	M	L/ R	P	Policy is likely to maintain or improve soil, air and water quality, and is likely to reduce noise and light pollution, all of which are likely to position the Borough as a desirable place to live/work, contributing positively to sustainable growth.	
Revitalise town centres	0						

DC15 Preferred Policy Approach: Parking

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation
Biodiversity	0					No direct relation to this SA objective.	
Water quality	0					No direct relation to this SA objective.	
Flood risk	0					No direct relation to this SA objective.	
Soils	0					No direct relation to this SA objective.	
CO ₂ emissions	+	M T	L	L	T	Restriction on car parking is likely to discourage car usage, therefore limiting transport emissions, including GHG. By providing minimum cycle standards there may be an indirect positive impact in terms of making cycling a more feasible mode of transport.	
'Climate change proof'	0					No direct relation to this SA objective.	
Air quality	+	M T	L	L	T	By providing minimum cycle standards and controlled parking standards air quality is likely to improve in the Borough.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	0					No direct relation to this SA objective.	
Health	0					No direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					Although indirect implication in terms of accessibility can be identified, no direct relation found to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	L	L	T	Policy allows adequate spaces for retail, restaurants and other A4 uses, thus supporting economic growth	
Revitalise town centres	+	M T	L	L	T	Policy allows adequate spaces for retail, restaurants and other A4 uses, thus supporting economic growth and attracting people to the town centre. However space availability may be an issue	