

**Three Rivers District Council**

Three Rivers Site Allocations LDD  
Post Submission Sustainability Appraisal  
January 2014

Appendix 2- Site Allocations Detailed Appraisal:  
Revisions to the Submission Version in red font  
(Deleted text as ~~strikethrough~~ and new text  
underlined)

**Halcrow Group Limited, CH2MHill Company,  
in association with TRL**

## **Revision to the Site Allocations LDD Options Appraisal Matrices**

### **Introduction**

A range of sites for secondary schools, employment, retail and open spaces have been proposed by Three Rivers District Council for consideration in the Site Allocations Proposed Submission Consultation paper.

Geographical Information Systems (GIS) and evidence provided in the Core Strategy Evidence base documents have been used to assess the sites in terms of potential constraints and opportunities. The GIS layers and other criteria used to compare environmental designations, accessibility and key services and land use attributes are shown in matrices below.

In the majority of cases, the assessment identified whether an attribute conflicted with the proposed site area (yes or no). Alternatively, distance buffers were used to the edge of the proposed site. This enabled the assessment to determine access to key facilities within a certain distance from the proposed site, for example, primary schools within 600m.

### **Appraisal methodology**

This appendix provides an assessment of the proposals against the SEA/SA objectives listed below.

Environmental objectives

1. To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets
2. To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change
3. Ensure new developments do not increase flood risk
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO<sub>2</sub>
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)

7. Achieve good air quality, especially in urban areas
8. Maximise the use of previously developed land and buildings, and the efficient use of land
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible
10. To identify, maintain and enhance the historic environment and cultural assets
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness

#### Social objectives

12. To encourage healthier lifestyles and reduce adverse health impacts of new developments
13. To deliver more sustainable patterns of location of development
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest
15. Ensure that everyone has access to good quality housing that meets their needs
16. Enhance community identity and participation
17. Reduce both crime and fear of crime

#### Economic objectives

18. Achieve sustainable levels of prosperity and economic growth
19. Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region
20. Revitalise town centres to promote a return to sustainable urban living

Appendices 6 and 7 establish the environmental, social, access and economic features of each site proposed in the DPD and the objective scoring used for each site in accordance with the Site Selection Criteria in Appendix 2 of the Core Strategy. Based on this information the implications of the proposals against environmental, social and economic features of each site is predicted and discussed in this matrix. The prediction is guided by the set of SEA/SA Objectives listed above, and results presented using the following scoring method.

Score index:

Symbol	Description
++	Very sustainable
+	Sustainable
0	Neutral
?	Uncertain
-	Unsustainable
+	Very unsustainable

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			Commentary	
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
SA1: Housing Allocations	0	0	0	0	0	0	0	0	0	+	+	0	+	+	+	<p>The policy will help progress economic growth, by bringing inward investments and prioritising existing sites. This will support the SA13 objective. The policy will contribute in a significant way to progressing housing and related social objectives i.e., SA14, 15 and 16. The policy also supports safeguard of existing housing, a positive way forward to achieve the set housing targets for the District. New build will generally be compliant with the Disability Discrimination Act (DDA), thus supporting this Equalities group and SA14.</p> <p>Development at all sites should consider Secure by Design standards to address crime (perceived and actual).</p>

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Policy/ Site name																
Adjacent 65 Tom's Lane, King's Langley H(4) Site deleted in January 2014	0	0	+	0	0	+	0	0	0	-	+	0	-	0	0	<p>Site is Previously Developed Land (PDL) and development is therefore supportive of objectives SA4 and SA8.</p> <p>Although helping to achieve the District's housing target, limited access to education and health facilities (not within walking distance from the site) is not supportive of the accessibility objective (SA 13).</p> <p>The development will result in loss of employment space, affecting local economic growth, although inward investments from the housing developments are also likely therefore a minor negative effect predicted on the economic growth objective SA18.</p>
Land at Three Acres, King's Langley H(2) Site deleted in January 2014	0	0	+	0	+	+	0	0	+	0	+	0	+	+	0	<p>As the site is PDL its flora and fauna of biodiversity value may be limited value. However, the development must be demonstrated to be an exceptional case to comply with DMDPD policy DM 2 on Green Belt. A positive score against objectives SA4 and SA8 as site is PDL.</p> <p>By comparison to the current commercial use that may trigger traffic related emissions, the proposed land use may improve air quality in the area.</p> <p>Site has access to health services and some amenities, but poorly linked to education and retail facilities. Depending on support for education and retail facilities, the proposed development may have a</p>

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Policy/ Site name																
																<p>positive or negative effect on SA14 objectives. Proposal will result in loss of employment space therefore jobs, affecting local economic conditions. On the other hand, residential developments may increase inward investments in the area therefore effect on SA18 is uncertain.</p>
Kings Langley Employment Area H(3)	+	?	+	0	-	+	?	0	+	+	+	0	+	+	+	<p>Part of the site is a wildlife site (land North of Masters Yard). A development of the proposed scale will affect biodiversity features; <u>but there is a requirement for developers to provide measures to mitigate adverse impacts and enhance biodiversity - therefore supportive of SA 1; therefore appropriate mitigation is recommended to limit the effects.</u> Site houses a listed building- which is likely to be affected by the proposed development, depending on the layout. Similarly high traffic levels from future development (150 dwellings) are likely to affect the air quality; however proximity to the railway station will help limit the negative effect predicted. There may be an opportunity to remediate any contamination at this site through the development, supporting the soil objective. However due to the historic landfill use of the site care must be taken to ensure pollution to controlled waters does not occur.</p> <p>Site is in flood zones 2 and 3a. The policy however requires that an appropriate flood risk assessment (that</p>

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																<p><u>may include an Exception Test) must be made to progress a planning application at the site- implying the risk of flooding may be mitigated.</u></p> <p><u>Site is not within flood zones 2 and 3 however is adjacent to these zones. Design must take this into account to eliminate or reduce any risk.</u></p> <p>The site is close to a Groundwater protection zone; <u>however mitigation to potential negative effects from construction to the ground water resources will be reduced with the requirement to conduct a risk assessment.</u> - With a development of the proposed scale pressure on water resources and waste water treatment will increase. Dependent on the water efficiency features incorporated in the project the predicted pressure may be relieved, but this cannot be predicted at this stage. <u>For reasons above the effect on SA 2 (water resources) is predicted to be mixed- both uncertain (flood risk and efficiency) and minor positive (prevention of pollution).</u> The option will have cumulative positive effect with Core Strategy Policy CP1 and DMDPD policy 8: Flood risk and water resources.</p> <p>Proximity to health services is limited from the site, however with a residential development of the proposed scale, health amenities may become part of the details- not known at this stage. On the other hand</p>

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																all residents will have access to green/openspace (on the basis that Primrose Hill Playing field will be retained or suitably replaced with another amenity), helping to maintain healthy lifestyle. On social objectives, proposal will have positive impact on affordable housing; however limited public transport links and education facilities limit a significant positive score.	
Mansion House Farm Equestrian Centre H(4)	0	0	-	0	0	-	?	0	0	0	+	0	0	0	0	The site is on Greenfield land, and the proposed development will result in loss of top soil- affecting SA4 and SA8 objectives. Site is close to a listed building, therefore dependent on the design of the development the effect on SA10 will vary between neutral to negative. Connectivity to amenities and community facilities is mixed, however proximity to bus service may limit the potential negative effect against SA14.	
Pin Wei, 35 High Street (H5)	0	0	+	0	0	+	?	?	0	0	+	+	0	-	0	-	Site is PDL (SA4) and will help attract inward investments (SA18) which in turn will help revitalise Abbots Langley- a Key Centre. As the site is within a Conservation area impact on the cultural heritage and on the townscape will be dependent on the design.

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Leavesden Pumping Station, Abbots Langley H(6) <i>Site deleted in January 2014</i>	0	0	++	0	0	++	0	+	0	0	+	0	0	0	0	Positive score against soil objectives (SA4 and SA8) as site is PDL and development will address contamination remediation of the gas works site.
Furtherfield Depot, Abbots Langley H(7)	0	+	+	0	+	+	0	+	0	0	+	0	-	+	0	Site development will be an opportunity for contamination remediation, a positive on SA4 and SA8. Likewise a residential design that will be sympathetic to the surroundings is likely to add value to the townscape compared to the current depot related architecture. <u>The requirement to conduct a risk assessment of the potential effects of the development on the aquifer (given it is within a SPZ), the policy will help support protection of water resources (from pollution) objective (SA2).</u> Cumulative positive effect is predicted with DMDPD 1 Residential Design. Positive social effects are predicted on this site connected to community facilities.  Landuse change from commercial to residential may see a reduction in traffic therefore improved air quality. On the other hand, the change will result in loss of employment, affecting local economic growth-SA18 objective.
Leavesden Aerodrome,	-	?	+	-	-	+	0	-	+	-	+	0	0	-	0	Proposed development is located near a wildlife site. A development of the proposed scale will inevitably

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Abbots Langley H(8)																<p>affect biodiversity features, therefore appropriate mitigation is recommended to limit the effects. Given the scale of the proposed development, impact on the already constrained waste water capacity is likely to be high, however with appropriate mitigation the effect may be mitigated.</p> <p>The development, on PDL, will be an opportunity to remediate contaminated soil on the site.</p> <p>The proposed scale of development combined with the likelihood on car dependency will reduce the air quality at the site, unless appropriate measures are implemented to maintain the air quality. The effect is exacerbated with the long commute required to access community facilities, affecting SA 5 and 6, SA13 (accessibility) and SA19 objectives and increasing the need for car travel.</p> <p><u>As a result of new Open Space Allocation OS(p) adjacent to the site, it is assumed that there will be improved opportunities for residents to lead a healthy lifestyle (walking and cycling), supporting the Health objective (SA 12).</u></p> <p>Developing site would lead to change in Green Belt and reduction in the gap between Leavesden and Abbots Langley, affecting landscape character of the area.</p>
Hill Farm Industrial	0	+	++	0	0	+	0	0	0	+	+	0	0	+	0	The site is PDL with industrial landuse, no significant effect on biodiversity is predicted.

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Estate H(9)																<p><u>The requirement to conduct a risk assessment of the potential effects of the development on the aquifer (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u></p> <p>The development is on PDL, and contamination remediation opportunity will significantly contribute to achieving the Soil objective and have a positive effect on SA8- Brownfield Development objective. Although not connected to rail station, the site is well served by buses and close to community amenities (SA 13 and 19) and is not near a congestion hotspot. Considering the scale of the proposal, effect on air quality is likely to be less to neutral. Appropriate measures to reduce traffic is recommended.</p>
Langleybury House/School Langleybury H(10)	?	0	+	?	0	+	?	?	0	-	+	0	0	-	0	<p>A wildlife site is located within walking distance from the site. The effect (short and long term) on biodiversity will be dependent on the location of the development and its sphere of influence on habitats. Site is surrounded by area of good landscape character-effect of the proposal will be dependent on its design, unknown at this stage. Site is adjacent to listed building on buildings at risk register and there may therefore be some effects to the setting of this building. Connectivity to local community amenities, including access to health services and retail shopping is poor from this site- negatively affecting SA13 and SA19.</p>

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Royal British Legion H(11)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0	Overall positive contribution to social objectives (such as housing- SA15 and SA16), with the exception of the loss of a community amenity, affecting SA14. Development on the PDL will support soil and brownfield development objectives (SA4 and 8).
33 Baldwins Lane, Croxley Green H(12)	?	+	+	0	0	+	0	0	0	+	+	0	-	+	0	This well connected site is within 800m of a SSSI, but due to the scale of the proposed development, any negative effect on biodiversity may be mitigated or negated. <u>The requirement to conduct a risk assessment of the potential effects of the development on the aquifer (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u> Development will support PDL use (SA8) and as previous use may have contaminated the soil, remediation opportunity likely (supportive of SA4). Development will result in loss of employment space, affecting SA18 objective.
Killingdown Farm Buildings, Croxley Green H(13)	-	+	-	0	-	-	0	?	0	0	+	0	+	+	0	As site is being used as a farm buildings biodiversity value should be established to predict the effect. <u>As the proposed scale of development is high, it is likely to have at least minor negative effect on biodiversity features in and around the site, therefore appropriate mitigation is recommended to limit the effects.</u> <u>The requirement to conduct a risk assessment of the potential effects of the development on the aquifer (given it is within a SPZ) will help support protection</u>

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																<p><u>of water resources (from pollution) objective (SA2).</u></p> <p>Part of the site is on Agriculture Grade 2 soil. The development may result in the loss of this land and therefore significant <b>adverse effects have been identified for the</b> soil objectives SA4 and SA8. The SA recommends a <del>design</del> development <u>design</u> that can avoid or limit loss of agricultural land.</p> <p>Although the site is <u>close</u> to heritage assets the policy specifically requires design of the development to be sympathetic to the features- thus mitigating a potential negative effect. <u>But given the scale of the proposed development, it is likely that the openness and landscape character of the area may be affected. Dependent on the design, the effect on SA 11 may be positive or negative- which cannot be determined at this stage.</u></p> <p>The site is well connected to community amenities, <u>therefore for a development of this scale increased traffic related emissions are likely to be at a minor negative rating level. The development will</u> support good quality housing and economic growth objectives. It is unclear if any jobs will be lost due to the change in landuse, <u>but given the critical mass the development will generate, there may be local economic benefits (minor positive against SA 18).</u></p>
50-52, New Road, Croxley	0	+	+	0	0	+	0	0	0	+	+	0	-	+	0	Site is in existing urban location, and is currently in use therefore likely to be of less biodiversity value.

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Green H(14)																<p><u>The site is underlain by chalk containing the Principal Aquifer. Development could pose a risk to the water resources; however through the risk assessment required for the planning application this effect may be better understood, enabling appropriate mitigation. Dependent on the remediation the effect may be limited, nevertheless there may be negative effects. For this reason, an uncertain rating has been assigned under SA2.</u></p> <p>As site development on PDL will provide opportunity to remediate potential contamination, development is supportive of SA4 and 8.</p> <p>The site is well connected to community amenities and is also supportive of good quality housing and economic growth objectives.</p> <p>The change in proposed landuse may displace jobs from the existing site, affecting SA18.</p>
Former Yorke Road School H(15)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0	<p>The proximity to sites of nature conservation interest may have an impact on biodiversity and landscape, however the scale of the proposed development with appropriate mitigation the effect may be negated. Site on PDL development will have positive impact on soil and brownfield development objectives.</p> <p>Well connected to social and community facilities as well as play area. The development at the site is likely to have a positive impact on social SA objectives.</p> <p>The site is well connected to community amenities and</p>

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																is also supportive of good quality housing and economic growth objectives.
Croxley Station Car park and Timber Yard H(16)	0	+	+	0	0	+	0	0	0	+	+	0	0	?	+	<p><u>The requirement to conduct a risk assessment of the potential effects of the development on the aquifer (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u></p> <p><u>The site is close to Groundwater protection zone and due to previous use may be contaminated. Any works should not lead for contaminants to find a path to the groundwater.</u></p> <p>Development on this well connected site is likely to support most social and economic growth objectives as well as soil (contamination remediation) and brownfield development (SA8) objectives.</p> <p>The development may lead to loss of employment at timber yard , but possible new jobs at any retail store.</p>
Branksome Lodge, Loudwater H(17) <u>Site deleted in January 2014</u>	?	0	-	0	0	-	?	-	0	?	+	0	0	?	0	<p><u>Site is proposed on Greenfield land may have species of biodiversity value and the proposal will affect soil objective SA4 and brownfield objective SA8. As the site is located next to a conservation area the effect of the proposal on SA10 will be dependent on the design, not known at this stage.</u></p> <p><u>The development may lead to encroachment into the open countryside, affecting the Landscape character of the area.</u></p> <p><u>The site currently is not well connected to local amenities or to public transport therefore negative</u></p>

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																effect on accessibility likely, however should there be improvements with the proposed development this effect may be negated.
Land rear of the Queen's Drive H(18)	?	0	-	0	0	-	0	0	-	+	+	0	0	+	0	The site is within walking distance from a wildlife site, it is not clear if the scale of the proposed development will affect biodiversity features on and around the site. As the site is not well connected to public transport, car dependency is likely to increase to access both work related and retail/ amenity related travel. Proximity to the M25 may increase access to jobs for the residents of the deprived Penn ward. Noise impact from the M25 may affect health of the residents.
Garages rear of Drillyard, Rickmansworth H(19)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0	Although this well connected site is close to a wildlife site due to the scale of the proposed development, no significant effect on biodiversity is predicted.
Long Island Exchange, Rickmansworth H(20)	?	±	+	0	?	+	?	0	0	+	+	0	-	+	?	The site is adjacent to a conservation area and within walking distance of a Local Nature Reserve. The biodiversity value of LNR is unknown. Given the scale of development i.e., 50 units, it is likely to have an impact on views, character of the area as well as biodiversity. If mitigated well, and designed in order to accommodate existing environmental and cultural heritage features. <u>The requirement to conduct a risk assessment of the potential effects of the development</u>

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																<p><u>on the aquifer (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u></p> <p><u>This site is also close to a Groundwater protection zone, therefore the effects of the development on water resources must be analysed with details.</u></p> <p>Considering the scale of the development it is unclear if traffic increase will result in air quality deterioration, or if rail transport will be favoured to reduce the adversity.</p> <p>Site is well connected to community facilities and is close to a railway station facilitating work related and leisure travel- all supportive of social and economic objectives.</p> <p>The proposal will result in loss of jobs in garage and bar/hotel, affecting SA18 objective.</p> <p>Loss of the amenity which may have contributed to the vibrancy of the town centre will be lost the effect on SA20 to be determined with more information.</p>
Police Station, Rickmansworth H(21)	0	0	+	0	0	+	?	0	0	+	+	0	0	0	+	<p>No perceived impact on biodiversity; as site on PDL, positive effect predicted against SA4 and SA8 objectives. Although scale of the development may not adversely affect the cultural heritage assets, development design should have regard to cultural heritage of the urban grain in the area.</p> <p>Site is well connected to community facilities and to public transport- all positive on social and economic</p>

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																objectives.
Royal British Legion, Ebury Road, Rickmansworth H(22)	0	0	+	0	0	+	0	0	0	+	-	0	0	?	0	As site on PDL, proposal is supportive of soil objectives and of brownfield land development. The site is within walking distance of a site of Local Nature Conservation interest, however as scale of the development is limited, no significant negative effect on SA1 is perceived. Although well connected and contributing to achieving the housing target (SA15) the proposal may result in loss of a community hall- it is unclear if this loss will be appropriately compensated, affecting SA16.
Langwood House,	?	?	+	0	0	0	?	0	0	+	+	0	0	+	0	Effect of the development design on conservation area adjacent to the site is unknown at this stage. Likewise

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	
Policy/ Site name																
Rickmansworth H(23)																<p>as the site is close to a Local Nature Reserve, the effect of development on biodiversity can be determined with site and proposal details only.</p> <p>Less than 10% of the site is within Flood Zone 2, and the southern part of the site includes flood zone 3a. As the development is proposed within Zone 2 and the policy requires completion of a flood risk assessment the potential negative effect on flood risk objective may be mitigated. An Exception Test will be required and based on the mitigation measures proposed the effect against the floodrisk objective can be predicted at a later stage.</p> <p>The site is within a Conservation Area, therefore impact of the design on SA10 may be determined only with design details.</p> <p>Access to community facilities is mixed at this site- it is connected to shopping and public transport, however health facilities and open space amenities are not within reasonable distance from the site.</p>
Gas works, Salter's Close H(24)	±	±	++	?	+	++	0	0	0	+	+	0	-	+	0	<p>Development on this well connected site will facilitate contamination remediation, thus helping to achieve the soil objectives and brownfield land development. There may be risk to ecological receptors during contamination remediation , however the adverse</p>

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			
SEA Objective (abridged)															Commentary
Policy/ Site name	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	
															<p>effects may be limited through the policy requirement for <u>mitigation</u>. <u>Additionally the requirement for developers to provide measures to -avoid adverse impacts and enhance biodiversity- is supportive of the biodiversity objective (minor positive to SA1).</u> <u>With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain.</u> As such the site is close to a Local Nature Reserve and within Flood Zone 2, but adjacent to flood zone 3b. As the development is proposed within Zone 2 and the policy requires completion of a flood risk assessment the potential negative effect on flood risk objective will be mitigated. <u>The requirement to conduct a risk assessment of the potential effects of the development on ground water (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u></p> <p>Despite these uncertainties, positive contribution to housing, and accessibility objectives is likely through this development.</p> <p>The change in landuse may help improve the odour related conditions in the site vicinity, thus supporting SA7. The landuse change however, may result in loss of jobs at site, affecting SA18- Economic growth.</p>

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			Commentary	
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
Bridge Motors, Rickmansworth H(25)	?	?	+	?	0	+	?	0	0	+	+	0	-	+	0	<p>Development on this well connected site will facilitate contamination remediation, thus helping to achieve the soil objectives and brownfield land development. However, further information will be required to determine biodiversity impacts. Part of the site is located on Flood Zone 3a there will be a requirement to undertake an Exception Test for housing type landuses. Also as the site is at high risk of ground water flooding, the effect on the flood risk related objective is maintained as uncertain which may be revised at the detailed design stage.</p> <p><u>The requirements placed on developers will however enable mitigation of potential pollution to ground water during construction (site is within a SPZ). For reasons above the effect on SA 2 (water resources) is predicted to be mixed- both uncertain (flood risk and efficiency) and minor positive (prevention of pollution).</u></p> <p>The site is adjacent to conservation area and the effect of the development on cultural heritage (SA10) will be dependent on the design of the development. Despite these uncertainties, positive contribution to housing, and accessibility objectives. The proposed landuse change will result in loss of jobs at site, affecting SA18- Economic growth.</p>
Depot,	?	0	+	?	0	+	?	0	0	+	+	0	-	+	0	<p><u>Site is within 100m of a wildlife site; a development of</u></p>

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			Commentary	
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
Harefield Road, Rickmansworth H(26) <u>Site deleted in January 2014</u>																<p>the proposed scale may or may not affect any species of biodiversity value. Any adverse effect, however, may be limited through the policy requirement for mitigation. With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain. Development on this well connected site will facilitate contamination remediation, thus helping to achieve the soil objectives and brownfield land development. Site is within Flood zone 2 and adjacent to Flood risk zone 3b. As the policy requires the conducting of appropriate flood risk assessment measures the flood risk associated with the site will be reduced. The site is adjacent to a conservation area, implying the effect of the development on cultural heritage (SA10) is dependent on design of the development. The development design must be sympathetic to the conservation area features. The development is likely to support social objectives such as accessibility and fair access to services. The proposed landuse change will result in loss of jobs at site, affecting SA18 – Economic growth.</p>
Depot, Stockers Farm Road, Rickmansworth H(27)	0	+	+	?	-	+	?	0	0	-	?	0	-	-	0	<p>Part of the site falls within a wildlife site and its biodiversity value is unknown. A development of 60 dwellings is likely to add pressure to species/ habitats, if any at the site. Any adverse effect, however, may be limited through the policy requirement for mitigation.</p>

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			Commentary	
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																<p><u>With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be neutral. The requirement for developers to provide measures to avoid adverse impacts and enhance biodiversity may help negate the adverse effects from a medium scale development, as proposed. Therefore a neutral effect under SA1 is predicted.</u></p> <p>However the development will be an opportunity for contamination remediation- supporting SA4 and SA8. Part of the site is in Flood Zone 2 and is adjacent to Zone 3, but as the policy requires conduct of appropriate flood risk assessment measures to limit the flood risk associated with the southern part of the site will be reduced. <u>The requirement to conduct a risk assessment of the potential effects of the development on ground water (given it is within a SPZ) will help support protection of water resources (from pollution) objective (SA2).</u></p> <p>The site is not well connected to community amenities/ services- by adding 60 more dwellings car dependency will be increased, affecting air quality as well as having a negative effect on accessibility and access to services, including health.</p> <p>Although the site will support residential development, it is unclear if the current staff accommodation will be compensated satisfactorily. Appropriate stakeholder</p>

THEME	ENVIRONMENTAL							SOCIAL				ECONOMIC			Commentary	
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																consultation may be required to achieve the social objectives.
Land south of Tolpits Lane H(28) Site deleted in January 2014	+	0	-	0	-	-	+	-	0	0	+	0	0	0	0	<p>Part of the greenfield site is within wildlife site, and within 300m of a SSSI site – a development of the proposed scale may affect species/ habitats in the area. Any adverse effect, however, may be limited through the policy requirement for mitigation. With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain.</p> <p>As site is on Greenfield land and in a Green Belt area, the development is likely to result in the loss of top. The site is adjacent to Flood zone 3, and within Flood zone 2. As the policy requires development proposal to establish a flood risk assessment, appropriate mitigation measures are likely to be incorporated within the development.</p> <p>Part of the site comprises listed buildings that may be affected by the proposal, therefore negative on SA 10. Likewise the large development may affect views of the townscape, particularly along River Colne – potentially affecting SA11.</p> <p>The absence of public transport and reduced proximity to retail, and community facilities will increase car dependency for the proposed 50 dwelling units, adding to the existing traffic, thus affecting air quality and CO<sub>2</sub> emissions.</p>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
Pocklington House H(29)	0	0	+	0	?	+	?	0	-	?	+	-	0	-	0	<p>The site is on PDL and no major environmental features have been noted around the site, except for its proximity to assets of cultural heritage. Therefore dependent on the design of the development, any effect on SA10 must be predicted. The site is connected to some community amenities, but not to retail; however it is fairly well connected by bus services. Although the site is not in an air congestion zone, development of the proposed scale combined with limited access to community/ retail facilities may increase car dependency, thus affecting SA7.</p> <p>Although the site will add to the residential provision in the district, the current land use of a care home will be affected, thus potentially causing stress and health related impacts (SA12) to existing residents. The change of landuse will also result in loss of jobs, affecting SA18 objective.</p> <p>Unless like for like or improved facilities on the new relocated site is found for the care home, the impact on SA19 is likely to be negative.</p>
The Fairway, Oxhey Hall H(30)	0	?	+	0	0	+	0	0	-	+	?	0	0	?	0	<p>Positive impact on soil objectives. As site close to ground water protection zone, impact on water resources/ quality is unknown. The site is within 1000m of a site of local nature conservation interest, however no significant negative effect perceived. No known effect on cultural heritage and landscape assets can be perceived. This fairly well connected site may</p>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	
Policy/ Site name																
																partially support SA13 and SA19, but access to GP and similar facilities should be addressed. As the proposal will result in loss and replacement of housing, the effect on SA19 and housing objectives are uncertain- this is due to lack of information on alternative arrangements available for the residents to be displaced. This may potentially cause stress and health related impacts (SA12) to its residents. Change of landuse will result in job losses, affecting SA18.
Crescent Club, South Oxhey H(31)	0	0	+	0	0	+	0	0	0	0	+	0	0	-	?	The development will be on PDL, supporting SA4 and SA8 objectives- soil and brownfield development. The proposal will also contribute to achieving the District's housing targets, supporting SA14, 15 and 16. Loss of the current social club may affect the vibrancy of Local centre, as well as affect community participation opportunities- thus uncertain effect on SA20 and negative effect on SA19.
Jet Public House, South Oxhey H(32)	?	0	+	0	0	+	0	0	0	+	+	0	0	+	0	The site is within walking distance to a Local Nature Reserve, but the scale of the development may not affect biodiversity features in the vicinity. With further details on the site the effect on SA1 may be predicted. Development on PDL supports SA4 and SA8 – soil and brownfield land objectives. The site is within walking distance to most amenities, but access to health services is limited and must be addressed.

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
Little Furze School H(33)	+	0	+	-	-	+	0	-	0	+	+	0	0	?	0	<p>Considering the scale of the proposal a negative effect on biodiversity of the adjacent LNR site may result. However, any adverse effect may be limited through the policy requirement for mitigation. <del>With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain.</del> <u>The requirement for developers to provide measures to avoid adverse impacts and enhance biodiversity should help support biodiversity objective (SA1).</u></p> <p>The site scores well for soil and brownfield objectives- SA4 and SA8. The scale of the development, <u>and removal of greenbelt designation</u> may affect landscape views of Oxhey Woods having a negative effect on SA11.</p> <p>A development of the proposed scale is likely to add more cars and therefore increase traffic and affect air quality in the area- affecting SA5 and SA7.</p> <p>The site is well connected to local community facilities, but it is not clear if 100 dwellings will add pressure on these facilities- thus affecting SA19.</p>
Amenity Space at Maylands Road, South Oxhey H(34)	?	0	-	0	0	-	0	0	?	+	+	0	0	+	0	<p>The site is close to a Local Nature Reserve, but the effect of the proposed development on any features of biodiversity value can be established with details.</p> <p>Site is Greenfield in nature- not supportive of SA4 and SA8.</p> <p>Proposal will support housing provision and is well</p>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																connected to services. As the scale of the development is not significant, pressure on existing amenities is likely to be minimal. It is not clear if the area of re-provision will be as large as existing which current residents may access for walking and cycling (affecting health)
South Oxhey Town Centre H(35)	?	?	+	0	?	0	?	+	0	+	+	+	+	?	+	A development of the proposed scale may affect biodiversity features on the Local Nature Reserve in the vicinity of the site. The scale of development may add to the water demand. Dependent on the details the impact on quality of air in the whole site area will be determined. Site is on PDL implying positive contribution to achieving the soil objective. The site is closer to heritage buildings (although separated by a dense development). Dependent on the design and the potential influence of the proposed area on these heritage features the effect on objective SA10 (Cultural Heritage) could be positive or negative. However in general, the redevelopment is likely to provide a face-lift to the area positively contributing to the townscape settings. In conjunction with the South Oxhey Town Centre plans, which are supportive of retail and commercial redevelopment along with residential development, positive effect is likely on housing and accessibility objectives- SA14, 15 and 16. The proposal will also support revival of local economic growth by providing

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Policy/ Site name																
																spaces for employment and residences that have good access to services. Redevelopment changes may affect the townscape either in a positive or negative way dependent on treatment of the design- therefore effects on SA11 are uncertain. Likewise short term disruption (during construction) to community facility access may occur, dependent on where the services will be relocated to. It is predicted that the nuisance (crime) activities recorded within the town centre may be addressed through redevelopment designs- supporting SA17.
Grapevine Public House (H36)	+	0	+	0	0	+	?	-	0	+	+	0	-	-	0	Site is adjacent to a Local Nature Reserve, the effect of the proposal on its biodiversity features may be negative or neutral. Any adverse effect may be limited through the policy requirement for mitigation. <u>The requirement for developers to provide measures to avoid adverse impacts and enhance biodiversity should help support biodiversity objective (SA1).</u> <del>With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain.</del> Part of the proposed development will encroach into the Nanscot Woods area – affecting landscape views (SA11) and the site is close to an Area of Conservation- dependent on the site design details

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																there may be negative or neutral effects on the SA10 objective- cultural heritage. Landuse change will result in job losses, and loss of a community amenity- thus having a negative effect on objectives SA18 and SA19 respectively.
Land Rear of Foxgrove Path/ Heysham Drive (H37)	+	0	-	0	?	-	0	-	-	+	+	0	0	-	0	<p>The site is adjacent to a Local Nature Reserve site and a development of the proposed scale may affect biodiversity features in the vicinity. Any adverse effect may be limited through the policy requirement for mitigation. <u>The requirement for developers to provide measures to avoid adverse impacts and enhance biodiversity should help support biodiversity objective (SA1).With further design details the effect on biodiversity may be predicted with clarity, but at this stage the effect is considered to be uncertain.</u></p> <p>The Greenfield development will result in disturbance to top soil and may affect the landscape character, on both the District and Harrow. The development will result in extending the current built form into a vast Green Belt area (<u>now proposed for removal</u>) with potentially good landscape features- thus affecting SA objective 11.</p> <p>The site is well connected to community facilities and to social amenities, thus supportive of SA13.</p> <p>The proposal will lead to loss of the existing playing field feature, thus may affect access to amenities, particularly Age Equality group and may affect health</p>

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Policy/ Site name																
																of residents who regularly access the space for walking, cycling and other health related activities.
Rear of Lytham Avenue, South Oxhey (H38)	0	0	-	0	0	-	0	0	0	0	+	0	0	0	0	Proposed site is close to a wildlife site, however as the scale of the proposed development is not high, no major biodiversity effects are likely. Development on a Greenfield land is not supportive of the soils and brownfield development objectives- SA4 and SA8. The proposal will help achieve District housing targets as well as the affordable housing objectives.
<u>Land at Woodside Road, Abbots Langley (H 39)</u>	=	0	=	=	=	=	+	=	+	+	+	0	+	+	0	<u>Site is located close to a wildlife site. Given the scale of this proposed development and proposed primary school adjacent to the site, cumulative negative effects on biodiversity (SA1) may occur- therefore minor negative rating is allocated.</u> <u>The site will be on a Greenfield site which does not support Soil (SA4) and PDL (SA8) objectives.</u> <u>Given the scale of the proposed development and potential cumulative effect of traffic related emissions (more short trips), air quality impacts may occur; therefore minor negative rating assigned against SA 5 and SA 7.</u> <u>As the site is in good proximity to schools and community amenities, it is likely to enjoy the benefits of good location (supporting SA13 and SA19). The greenspace access may help residents' lead healthy lifestyles (supporting SA12) and the critical mass from</u>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																<p><u>the development may support local economic growth (SA 18).</u></p> <p><u>Removal of the Green Belt designation and a development of the proposed scale could potentially affect the openness and landscape features around the site (SA11).</u></p>
<u>Fairways Farm Bucknalls Lane, Garston (H 40)</u>	=	?	=	=	=	=	0	0	+	0	+	0	+	+	0	<p><u>The site is within 1000m of a SSSI site (Bricket Wood Common designated for habitats and geology)- given the scale of the development, adverse effects on the designated site may occur negative. A detailed study on the effects on the SSSI features will be required.</u></p> <p><u>Part of the site is within flood zone 2, the flood risk assessment will help assess risks, but mitigation action cannot be established at this stage. For that reason an uncertain rating is allocated to SA2.</u></p> <p><u>The site will be on a Greenfield site /greenbelt (proposed for removal) which does not support Soil (SA4) and PDL (SA8) objectives.</u></p> <p><u>The site is well connected to Watford Town Centre and to local amenities, but it is unclear if severance as a result of the M1 and A405 will result in car travel for short trips, which may affect air quality. In any case, given the scale of the development, traffic is likely to increase in the area affecting SA7 (air quality) and SA 5 (Climate change causal factor) objectives.</u></p> <p><u>As the site is in good proximity to schools and community amenities, it is likely to enjoy the benefits</u></p>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	Commentary
Policy/ Site name																
																of good location (supporting SA13 and SA19). The greenspace access may help residents' lead healthy lifestyles (supporting SA12) and the critical mass from the development may support local economic growth (SA 18).
SA2: Employment Allocations	?	0	+	?	?	+	?	?	0	0	+	0	?	0	?	<p>The policy is generally supportive of safeguarding employment sites, but also supports appropriate mixed use development for uses other than employment. The biodiversity impact related to redevelopment is likely to vary at each site. Therefore Biodiversity impacts (SA1) cannot be predicted at this stage.</p> <p>Traffic generated from employment use may be higher than those potentially arising from mixed use, but this will be dependent on the scale of the future redevelopment and landuse changes- therefore traffic related GHG emissions (SA5 &amp;6) and air quality impact (SA7) must be determined on a case by case basis.</p> <p>Policy supports development on PDL- positive impact on SA4 and SA8 objectives.</p> <p>Alteration to design from employment to mixed use may affect cultural heritage (SA10) and landscape features (SA11) either in a positive or negative way, which can be determined on a case by case basis.</p> <p>The policy considers supporting mixed use development, which includes residential use, on employment sites where potential for such a</p>

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Policy/ Site name																
																<p>redevelopment exists, thus supporting SA14, 15 and 16 objectives.</p> <p>Although part of the policy will help safeguard employment sites therefore jobs, it is unclear if mixed use proposals on some employment sites will result in loss of jobs affecting economic growth objectives (SA18). Likewise, dependent on the current use of an employment site, its conversion may result in the site's contribution to the vibrancy of a local or town centre. For example, loss of a Public house to residential and other mixed use may have a negative impact on SA20. On the other hand, a warehouse area may be put into such a use that generates interest in the area.</p>
Site at Croxley Business Park E(a)	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	<p>The site is adjacent to a SSSI site and local wildlife site. As no change to current physical assets and landuse is proposed i.e., a do-nothing scenario the effect on biodiversity features in the vicinity of the site is predicted to be neutral. Similarly the assessment recognises that the site lies within a flood risk zone 3b, and dependent on the employment activity (which may or may not be water based) they may be classified as incompatible use in a flood zone. However at this instance the option is considered as a do-nothing scenario therefore neutral effect on SA3 (flood risk) and on most SA objectives. By safeguarding the allocation the option will support SA18 objective under Economic factors.</p>

THEME	ENVIRONMENTAL								SOCIAL				ECONOMIC			Commentary
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	
Policy/ Site name																
Site at Tolpits Lane E(b)	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0	The site is adjacent to a SSSI site and local wildlife site. As no change to current physical assets and land use is proposed i.e., a do-nothing scenario the effect on biodiversity features in the vicinity of the site is predicted to be neutral. Similarly the assessment recognises that the site lies within a flood risk zone 3b, and dependent on the employment activity (which may or may not be water based) they may be classified as incompatible use in a flood zone. However at this instance the option is considered as a do-nothing scenario therefore neutral effect on SA3 (flood risk) and on most SA objectives. By safeguarding the allocation the option will support SA18 objective under Economic factors. By supporting the footpath link between Croxley Common Moor and Hampermill Lake the site is likely to enhance public access to amenity, thus support healthier lifestyle (SA objective 12).
Carpenders Park West/Delta Gain E(c)	±	±	+	0	?	+	0	0	0	+	0	0	+	0	0	<u>Part of the site is adjacent to a wildlife site thus potential disturbance to existing biodiversity features from the proposed and current land uses implying potential disturbance to species which could result in adverse effects on biodiversity; however the requirement for developers to provide measures to avoid adverse impacts and enhance biodiversity should help to reduce these effects and -support biodiversity objective (SA1)</u>

THEME	ENVIRONMENTAL								SOCIAL				ECONOMIC			Commentary
SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	
Policy/ Site name																
																<p>Employment landuse is compatible on flood zones 2 and 3a, according to the NPPF (and earlier PPS25), but appropriate sequential test must be conducted prior to development. <u>The development conditions requires that a 8m buffer must be provided to the ditch on site. Also as the site is within SPZ, there is a requirement to undertake a risk assessment- both actions will support the Water resources objective (SA2- flood risk mitigation and water pollution prevention).</u></p> <p>Likewise a Δ access to the culvert Herts Bourne Main River and protection of the culvert are aspects to consider at the detailed design stage.</p> <p>Proposal will favour the ‘compact development’ concept, thus positively affecting growth pattern objective.</p> <p>The site is adjacent to socially deprived wards. By allocating employment landuse, proposal is supportive of local economic growth.</p>
Maple Cross/Maple Lodge E(d)	0	±	+	0	?	0	?	?	0	0	0	0	+	0	0	<p><u>Site is close to a Part of the site comprises of a</u> wildlife site thus potential disturbance to existing biodiversity features from the proposed and current landuses. <u>A development of the proposed scale will affect biodiversity features; but as there is a requirement for developers to provide measures to mitigate adverse impacts and enhance biodiversity - therefore it is</u></p>

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Policy/ Site name	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre	
																<p><u>supportive of SA 1.</u></p> <p>Site is part greenfield, and will thus negatively affect top soil (loss). Conversely part of the site is brownfield land, having a positive effect on soil objectives.</p> <p>The employment landuse is compatible on flood zones 2 and 3a, according to the NPPF (and earlier PPS25), but appropriate sequential test must be conducted prior to development. <u>Site is within SPZ, but the policy requirements for developers to undertake a risk assessment which will should lead to mitigation, if required, thereby protecting ground water resources supporting SA2(Water resources).</u></p> <p>As the site is close to Listed Buildings and will extend into the Green Belt, design of the development will determine the effects on SA10 and SA11, not known at this stage. Cumulative positive effect is likely with Development Management DPD (DMDPD) Policies DM3 The Historic Built Environment and DM7 Landscape Character.</p> <p>Increased employment space (in this socially deprived ward) is likely to generate more revenues, either through space rent or jobs offered. On the other hand, part loss of the employment land result in job losses.</p>

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Kings Langley E (e)	?	+	+	0	?	+	?	0	+	+	0	0	+	0	0	<p>Site is adjacent to a wildlife site; <u>development of the proposed scale will affect biodiversity features; but there is a requirement for developers to provide measures to mitigate adverse impacts and enhance biodiversity - therefore supportive of SA 1. any proposed landuse is likely to affect biodiversity here.</u></p> <p>Part of site adjacent to the Grand Union Canal/R.Gade, status of potential pollution run-off from the site is unknown at this stage, but cumulative positive effect is likely with DMDPD policy DM 9 Contamination &amp; Pollution. Parts of the site lie within Flood zones 2 and 3, a sequential test for mixed use development may be required to determine compatibility with the flood risk objective of SA3, <u>but a buffer requirement may help reduce risk of fluvial flooding.</u></p> <p><u>Site is within SPZ, but the requirement for developers to undertake a risk assessment should lead to mitigation, if required, thereby protecting ground water resources- supporting SA2(Water resources).</u></p> <p><u>Site is within 200m of AQMA.</u> Traffic linked to future landuse may have neutral or negative effect on the air quality in the area (medium term effect) - effect not determinable at this stage.</p> <p>Through redevelopment, proposal supportive of soils (PDL), SA4 and retention of the compact form, thus</p>

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																<p>SA13.  <u>By retaining or compensating for the Primrose Playing Fields, the proposal will allow continued usage of this space by the local community which may be contributing to leading a healthier lifestyle.</u></p> <p>Future mixed use development may bring inward investment into the area; conversely loss of employment site means loss of existing jobs (space), thus mixed effect on local economy.</p>
SA3: Education Site Allocations	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0	<p>Policy is supportive of safeguarding the education site allocations, which will have a positive bearing on the sustainable patterns of development, by ensuring residential units within the District are served with appropriate level of amenities thus not having to travel far. The policy will enable access to education amenities to the local population, thus supportive of SA19.</p>
<u>Woodside Road, Abbots Langley S(c)</u>	=	0	=	=	=	=	?	=	0	0	0	0	0	+	0	<p><u>Development may negatively affect biodiversity features at the wildlife site 300m east of the site and is Greenfield and part Green Belt. Consider including a requirement to protect and enhance biodiversity in and around the site.</u></p> <p><u>Development of this greenfield site is not supportive of the Soils objectives SA4 and SA8.</u></p> <p><u>Traffic related impacts in the immediate vicinity is</u></p>

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																<p><u>likely as a result of introducing a school in the area, implying minor negative rating under SA7 (Air Quality) and SA 5( Climate change causal factor).</u></p> <p><u>Conservation area and listed buildings are within the vicinity of the site, which may be affected during construction if not mitigated. It is assumed for this stage that no mitigation is considered, therefore an uncertain effect is assigned against SA 10 (Cultural Heritage). Removal of the Green Belt designation, combined with the proposed development and residential development adjacent to the site, may affect the openness and landscape character of the area. For this reason a minor negative rating is assigned against SA11.</u></p> <p><u>Local residents will have improved access to education amenities- supporting SA 19.</u></p>
Croxley Green S(d)	-	0	-	0	-	-	0	?	+	0	0	0	0	++	0	<p>The development may negatively affect species and habitats on the open space site (Greenfield and part Green Belt) and on the Central River Valleys Area closer to the site.</p> <p>Development of this greenfield site is not supportive of the Soils objectives SA4 and SA8.</p> <p>Dependent on the proposed design, the effect on</p>

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																<p>landscape/townscape can be predicted, not known at this stage. Positive cumulative effect is likely with DMDPD policies DM2 Green Belt and DM7 Landscape Character.</p> <p>Development will generate new traffic in the area, which may affect air quality in the area.</p> <p>Proposal will help meet local student needs bringing significant benefits in terms of access to schools, in an otherwise capacity constrained locality- thus supportive of SA19.</p> <p>New playing fields in this location, if made accessible to the public for sports activities outside of school hours can be supportive of health objective SA 12.</p> <p>Conversely the site will be located adjacent to potentially noisy Croxley Rail Link that may have a negative effect on achieving the health objective.</p>
<p>Mill End/Maple Cross/ Froghall Farm S(b) Removed in January 2014</p>	-	0	-	-	-	0	0	2	2	2	0	0	0	1	0	<p>Site is on greenfield (agriculture use, but not Grade 2) meaning that development will result in loss of top soil affecting SA4.</p> <p>It is adjacent to a wildlife site and greenfield, potentially affecting biodiversity. Part of site is on Flood Zone 3b, but assuming development is avoided on this section of the site, effect on SA2&amp;3 is neutral.</p> <p>The land is adjacent to a congestion hotspot, and an 'A' Road therefore noise levels may be high and air quality poor. Provision of a school will add traffic to the area, therefore exacerbating congestion (and GHG</p>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services		SA20- Revitalise Town centre
Policy/ Site name																
																emissions SA5&6). With appropriate mitigation measure the score may shift to neutral. Additionally entrance to the site will be via the A Road, which may not be a suitable accessibility option for school related traffic. For this reason effect under SA13 (sustainable location) is predicted as uncertain. With further transport assessments and detailed studies the suitability and appropriateness may be determined. Dependent on the proposed design, the effect on landscape/townscape can be predicted. Ward ranks in the bottom 10 for access to amenities according to the Three Rivers Access to Services, 2007 study. Given this, a Secondary school provision would be a positive addition. However the sewage works near the site is likely to cause odour issues and the soil may be contaminated, therefore if not direct, indirect negative health effects on the school occupants likely, which should be mitigated.
Mill End/Maple Cross- land east of A405 S(a)	-	0	-	-	-	0	0	?	?	0	0	0	0	++	0	Site is greenfield and adjacent to a wildlife site, potentially affecting biodiversity. Site is on agricultural land (not Grade 2) and is greenfield meaning that development will result in loss of top soil, affecting SA4. Land is adjacent to a congestion hotspot, and an 'A' Road therefore noise levels may be high and air quality poor. Provision of a school will add traffic to the area, therefore exacerbating congestion, therefore GHG

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																<p>emissions affecting SA5 &amp;6. This condition may affect health of the receptors (SA12).            Dependent on the proposed design, the effect on landscape/townscape can be predicted. Development in Green Belt. Would close gap between Mill End and Maple Cross            Ward ranks bottom 10 for access to amenities according to the Three Rivers Access to Services, 2007 study. Provision of Secondary school would support SA19. Although from the A Road, severance is possible for Chorleywood and other parts of the district, the school is likely to still serve Rickmansworth and Maple Cross and Mill End wards.</p>
Policy SA4: Retail Allocations	0	0	?	?	?	?	0	0	0	+	0	0	+	+	+	<p>The biodiversity, water and soil features of future retail new development site is unknown at this stage. Likewise future development's contribution to either improving or reducing air quality in the area is unclear- therefore effects on SA4, 5, 6, 7, 8 and 9 are predicted to be uncertain.            In general the policy is supportive of safeguarding existing retail provision and strikes a balance by supporting new retail only if it will not compete with existing centres- all supportive of generating and retaining jobs and in general economic growth (SA18 and 20). The policy will strengthen local centres provision thus maintaining access to services from housing- SA14 and SA19.</p>

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Policy/ Site name																
Rickmansworth Town Centre R(a)	0	?	+	0	0	+	?	?	0	0	0	0	+	+	+	<p>PDL development scores positive against SA4 objective.</p> <p>The sites are close to a congestion hotspot and car parks and the proposals are likely to maintain or exacerbate the congestion levels, therefore deteriorating air quality and increasing GHG emissions. Conversely, proximity to the railway station may help negate the effects and/or maintain existing motor traffic levels.</p> <p>The sites are within a conservation area, and dependent on future alterations to frontage design, effect against SA10 and SA11 must be determined, and for the short term it may remain neutral. Cumulative positive effect is however predicted with DMDPD policy DM3 The Historic Built Environment</p> <p>The proposals reconfirm continued provision of convenience shopping, thus providing access to amenities, and the shopping area contributing positively to SA 14, 15 and 16, and SA 19.</p>
South Oxhey R(b)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0	<p>The sites are existing retail units i.e., on previously developed land, and with no natural features such as woodlands, or landscape areas in the immediate vicinity of the site. However the River Colne flows to the south of the site. No significant congestion hotspot is found near the site, but the site is close to the railway station, that will contribute positively to promote a sustainable transport.</p>

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Policy/ Site name																
																The proposals reconfirm continued provision of local shopping requirements, thus access to amenities (SA19) (although this may be reviewed as part of the South Oxhey Initiative).. The proposals are likely to continue to support the local economy and employment (SA18). Site is well served by a railway station and bus routes which are likely to encourage business for these units (SA13).
Abbots Langley R(c)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0	The sites are existing retail units i.e., on previously developed land, and with no natural features such as woodlands, or landscape areas in the immediate vicinity of the site. No significant congestion hotspot is found near the site-overall neutral effect is predicted against the environmental features. The proposals reconfirm continued provision of local shopping requirements, thus access to amenities (SA19). The proposals are likely to continue to support the local economy and employment (SA18).
Chorleywood R(d)	0	0	+	0	+	+	0	0	0	+	0	0	+	+	0	The sites are existing retail units i.e., on previously developed land, and with no natural features such as woodlands, or landscape areas in the immediate vicinity of the site. Nearness to railway station is a positive to air quality-overall neutral effect is predicted against other environmental features. The proposals reconfirm continued provision of comparison and convenience shopping, thus providing access to amenities, and the shopping area is likely to

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Policy/ Site name																
																provide space for a vibrant atmosphere, all contributing positively to the social objectives of community togetherness, population and health. Given the vacancy rates are low (5%) in Chorleywood, and that there is continued demand for the retail services in this part of the district, the proposals are likely to continue to support the local economy and employment. Proximity to the railway station (public transport) is likely to encourage more business for these units.
Watford Road, Croxley Green R(e)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0	No noticeable natural features are found in the vicinity that may be affected by continuation of the existing landuse on Watford road. A congestion hotspot is located near the area, but on its own this proposal is unlikely to affect air quality. The proposal will continue to provide access to local amenities, and support local economic growth.
Moneyhill Parade, Rickmansworth R(f)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0	The sites are existing retail units i.e., on previously developed land, and with the exception of the River Colne which could be used to an advantage for retail use (e.g., restaurants/ pubs) have no other natural features such as woodland, or landscape areas within the vicinity of the site. The development is predicted to have a neutral effect against most environmental features and positive effect against economic factors.
Croxley Green	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0	No significant environmental features are noted in the

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Policy/ Site name																
(New Road) R(g)																area, thus neutral effect against most environmental objectives. Sites are co-located with other amenities such as Library, GP Surgery, supporting SA19 and the local economy i.e., SA18.
Maple Cross R(h)	0	0	+	0	0	+	0	0	0	0	0	0	+	0	0	Since no noticeable environmental features are located in the site vicinity, and that it is not within a congestion hotspot, the effects on environmental features will be neutral. As the proposal is not of a large scale no significant alteration to the business as usual under social objectives is envisaged . Given there is no vacancy rate at Maple Cross, and that there is continued demand for local retail services in this part of the district, the proposals are likely to continue to support the local economy and employment.
SA5: Open Space Allocations	+	+	+	+	+	+	+	+	+	+	0	0	0	+	0	Biodiversity features, water related function and soils will remain protected by safeguarding open spaces. In each locality these open spaces may act a 'lung' thus helping maintain air quality and absorb GHG emissions. Most of the proposed spaces are open to the public, thus the policy supports objectives SA13 and SA19 by enabling access to a healthy lifestyle (encouraging walking and cycling), and supporting SA12 (health).

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Policy/ Site name																
The Grove Woodland OS(a)	+	0	+	0	+	+	0	+	+	0	0	0	0	+	0	Given the site is in close proximity to LNR and other parks, an extension of the greenspace is likely support any habitat in the area. Other environmental features, such as water, air quality are likely to be unaltered with the proposal. The open space likely to serve immediate neighbourhood, improving quality of housing and is likely to continue to contribute to health benefits, as well as contribute to community interaction, supporting SA12 and SA19 objectives.
Chorleywood House Estate, Chorleywood OS(b)	+	+	+	+	+	+	+	+	++	0	0	0	0	+	0	The site adjoins wildlife sites, and the proposal may help strengthen biodiversity features in the wildlife site. Conversely, there may be potential for habitat fragmentation to occur as a result of excess human interface at the open spaces. Appropriate measures to prevent any fragmentation are recommended. With flood zone at the site, the expansion may be beneficial to flood mitigation measures, and increased green coverage may act as carbon sinks (SA5 &6), as well as improve air quality. The increase in open space coverage will complement conservation area views in the vicinity as well as support SA11. The open space likely to serve immediate neighbourhood and contribute to significant health benefits and to community interaction.

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Land north of South Way OS(e)	?	0	+	+	+	+	0	+	+	0	0	0	0	+	0	Biodiversity impacts may be determined only with further details on the baseline and the actual proposals. Increased green coverage may help maintain air quality and absorb GHG emissions (SA5 &6). Positive effect is predicted against landscape objectives. Local residents will have more chance to adopt healthier lifestyles (walking/cycling), and will have access to community amenity, thus more interaction.
Middleton Road, Rickmansworth OS (d)	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	As licences have been already granted for houses to use the spaces as private gardens, the situation is similar to a do-nothing scenario. For this reason, the proposals are unlikely to have any significant impact on the environmental features. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1). No significant social or economic impact is likely.
South Oxhey Playing Fields OS (e)	+	0	+	0	0	+	0	0	+	0	0	0	0	+	0	The site adjoins wildlife sites, and as the proposal is likely to prevent unlawful encroachment from existing houses there is a strong likelihood for the biodiversity features in the wildlife site to be maintained. Conversely, by allowing members of the public to the open space, there is risk of habitat fragmentation occurring at the wildlife site. Appropriate measures to ensure habitat fragmentation (as a result of excess

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Policy/ Site name																
	-															human interface) does not occur is recommended. Likewise no major impacts are perceived on air quality, water or climate change objectives. Extension of the playing fields is likely to benefit local residents, act as a facilitation space for community interaction, and to perform health exercise.
Baldwins Lane, Croxley Green OS(f)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse, or to the existing features neutral impact is predicted against all environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).Due to the official designation, access to tennis courts and other play spaces included in the site area will be accessible to all members of the community, a positive against SA19 objective and will encourage a healthy lifestyle for the residents (SA12).
Croxley Wood, Croxley Green OS(g)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse, or to the existing features neutral impact is predicted most environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).The health and air quality improvement benefits are likely to continue, i.e., neutral impact. Through official designation, the site

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Policy/ Site name																
																may be accessed by all equality groups and is likely to provide space for community interaction (SA19) will encourage a healthy lifestyle for the residents (SA12).
Buddleia Walk, Croxley Green OS(h)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	Whilst no alteration to environmental features and most economic and social factors are envisaged to remain neutral by the designation change proposed i.e. from village green to an open space, the space is safeguarded for the future and will be accessible for members of the community. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).
Pheasant's Wood and Solomon's wood OS (i)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse, or to the existing features neutral impact is predicted against most environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).The health and air quality improvement benefits are likely to continue, i.e., neutral impact. Through official designation the site may be accessed by all equality groups and is likely to provide space for community interaction (SA19) and will encourage a healthy lifestyle for the residents (SA12).
Croxley Common Moor OS(j)	?	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse or to the existing features neutral impact is predicted against

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Policy/ Site name																
																most environmental objectives. Although no major change to biodiversity is envisaged, through the proposal, in the short term, it is unclear if aquatic activities will be promoted at the site in the medium-long term which will affect related species/ habitats. The effects against other SA objectives are envisaged to be neutral, with some positive effect against SA19.
South Way Playing Fields, Abbots Langley OS (k)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse or to the existing features neutral impact is predicted against most environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).
OS(l) Croxley Green	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse or to the existing features neutral impact is predicted against most environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1).
OS(m) Harrock's Wood	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse or to the existing features neutral impact is predicted against most environmental objectives. Open space allocation may help protect top soils (SA4) and support existing biodiversity (SA1). Open space allocation may help protect top soils (SA4) and support existing

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																biodiversity (SA1).
OS(n) Hill Farm Avenue	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	As the site is already used as an open space and the proposal makes no alteration to the landuse or to the existing features neutral impact is predicted against most environmental objectives.
<u>OS (o) Leavesden Green Open Space</u>	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	<u>As the site is already used as an open space and the proposal does not alter the landuse or the existing features a neutral impact is predicted against most environmental objectives.</u>
<u>OS (p) Leavesden Aerodrome Open Space</u>	?	0	0	0	0	0	0	0	+	0	0	0	0	+	0	<u>The site has potential to support biodiversity, if an effort is made to maintain and enhance suitable habitats at the site. With more details that may become available in the future-, the rating against SA1 will be determined at that point.</u> <u>Assuming that the site will be accessible to members of the public, the allocation may help local residents, particularly at the adjacent site H(8), lead a healthy lifestyle- supporting SA12 and SA 19 for the locality.</u>
<u>OS(g) Hill Farm Open Space</u>	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0	<u>As the site is already used as an open space and the proposal does not alter the landuse or to the existing features a neutral impact is predicted against most environmental objectives.</u>

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SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth		SA19- Fairer access to services	SA20- Revitalise Town centre
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SA6: South Oxhey	?	?	+	0	?	0	?	+	+	+	+	+	+	?	+	<p>The area is adjacent to a wildlife site and the impact of any development on biodiversity features can only be predicted with the details. Likewise improvements are likely to generate more traffic, however proximity to railway station may negate these effects- with further details the effect may be determined on air quality. Proposal is on PDL implying support to the soil objective.</p> <p>The development may increase water demand, if appropriate water efficiency measures are not incorporated in the design, therefore the effect on the water objective is uncertain. Cumulative positive effect with the Core Strategy policy on Sustainable Development is likely.</p> <p>Cultural heritage buildings are in proximity to the proposed plan area. Dependent on the proposal design, there may be a positive, neutral or negative effect on these heritage features. With further details the effect on SA objective Cultural Heritage (SA10) must be determined. In general the redevelopment should provide an opportunity to improve the townscape setting of the South Oxhey area, thus positively contributing to achieve objective SA11 (Landscape and Townscape).</p> <p>Proposal will enable better quality housing and better quality leisure and community facilities, supporting SA14 and 15, and helping reduce levels of deprivation</p>

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																<p>(SA14). However during the development existing community amenities may need to be relocated- the location and level of facility is not known. Short term disruption (during redevelopment) may affect the achievement of social objectives.</p> <p>Overall positive effects are predicted against the social and economic objectives with significant impact to improving local economy and to bring improvements in the deprived wards of Northwick, Hayling and Northridge.</p> <p>The proposal is likely to bring significant improvement to the quality of houses, and as a result interest in inward investments may rise- thus increased local economic growth is predicted.</p> <p>Synergistic positive effects between SA6 and Core Strategy policy CP1-Sustainable Development, and all DMDDP policies are predicted.</p>

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SA7: Langleybury & The Grove	-	?	+	0	-	?	+	?	0	0	+	0	+	0	0	<p>Given part of the site houses woodlands and wildlife site on Heath Wood, development and operations may affect biodiversity at the site, dependent on the design details and location of habitats/species.</p> <p>Proposed landuse will secure future use of the Langleybury 'Building at Risk', however the restoration details will determine if SA10 objectives may be achieved with this policy. Design details will be required to determine effect on SA11, but cumulative positive effect likely with DMDPD Policy 7: Landscape Character.</p> <p>Parts of the site are on Floodzones 3a and 3b- dependent on the layout risk of flooding to the landuse, and viceversa will be determined, but on its own, the effect on SA2 and 3 are predicted to be negative. Appropriate flood management plan will be required.</p> <p>The proposal will help achieve District's housing target, and fulfil SA14, 15 and 16 objectives, and along with the landuse, the proposal will help inward investments, increase job opportunities, thus aid local economic growth.</p>
GREENBELT																

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Leavesden GB(42) Studio Operations	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	As the area where Green Belt boundary removal is proposed is already developed, and no change in this landuse has been proposed, revision of the boundary is likely to have neutral impact against all SA objectives. <u>However retention of the 'Backlot' within Greenbelt designation will help retain some benefits Greenbelt brings to the area, including openness and potential biodiversity value. It is although noted that the revision will help safeguard the Green Belt area and development beyond the current revision must be resisted.</u>
SA8: Maple Lodge STW	0	?	0	?	-	0	0	?	?	0	0	0	0	0	0	The Water Cycle Scoping Study (2010) identifies constrained capacity at the WwTW is likely to affect water quality of the nearest water body. By continuing current treatment works, the policy may enable capacity improvements thus potentially addressing water quality issues. Any further infill at the site may affect landscape character (SA11), but is likely to support the achievement of the water quality objective SA 2. Continued use of the WwTW indicates odour issues relating to the site will continue, affecting SA7 objective. It is not clear at this stage if there are health issues to the local human receptors associated with the WwTW, and it is not possible to determine the effect on health with continued use of the WwTW.

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SA9: Monitoring and Delivery	0	0	0	0	0	0	0	0	0	+	+	0	+	0	+	Policy will help monitor progress of the District in achieving the Housing targets, thus support SA14, 15 and 16 and through appropriate distribution of residential developments, will help progress SA13 objectives and support in progressing local economy and to revitalise the town centre.